

**National Planning Policy Framework (NPPF) / Local Plan
(Core Strategy and Site Allocations and Development
Management Policies Pre-Submission Document)**

Consistency Matrix

NPPF / Local Plan Compatibility Matrix

Introduction

The National Planning Policy Framework (NPPF) was published in March 2012, and is intended to form a clear outline of Government policy on land use planning. Amongst other provisions in it is one relating to the degree of consistency or otherwise with council's Local Plans. If Local Plans are considered to be consistent with the new Framework then weight can be attached to the provisions of the particular policies in them when used to consider planning applications. If a Local Plan is found to be seriously inconsistent then the Council would need to adjust its provisions.

As a national Framework it covers a whole range of subjects some of which are not relevant to the Borough Council, or on which our Local Plan is silent. The key is that where we do have policies on subjects about which the Framework expresses a position we should be broadly consistent with it. Paragraph 215 outlines the situation in respect of current plans (in our case the Adopted Core Strategy):

'... due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework the greater weight that may be given)'

Additionally in relation to emerging plans paragraph 216 sets out the particular considerations needed in respect of these:

'...decision takers may also give weight to relevant policies in emerging plans according to:

- *The stage of preparation of the emerging local plan (the more advanced the preparation, the greater the weight that may be given);*
- *The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *The degree of consistency of the relevant policies in the emerging plan to the policies in the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that maybe given).'*

This document sets out to give the degree of consistency between policies in the Core Strategy and the Framework. It also identifies how the policies in the Site Allocations and Development Management Policies Pre-Submission (SADMP) relate to the Framework. It is appropriate to consider the policies in the SADMP document given the reference at paragraph 216 to emerging plans. In some instances where the Borough Council Core Strategy is silent on an issue the Framework will provide the guidance to be used in assessing planning applications. Where additional policies are required these have been incorporated into the Pre – Submission version of the Site Allocations and Development Management policies document.

Conclusion

The Borough Council Core Strategy and the emerging policies in the SADMP Pre-Submission document are considered to be consistent or broadly consistent with the provisions of the Framework when referenced against individual paragraphs or sub – paragraphs. The Borough Council intends to rely on the Framework wording in a small number of cases. Only in a small

number of cases has there been a need to accommodate a revision or new policy to ensure consistency (see list at Appendix 1). In the Pre-Submission version of the SADMP document some policies are specifically written to ensure Framework consistency where a deficiency was identified. The remaining policies in the emerging plan provide additional interpretation of subjects already assessed in the Core Strategy.

National Planning Policy Framework text			
Achieving Sustainable Development	Relevant CS etc policy Degree of consistency with NPPF	Action / Relevance of Site Allocations and Development Management Policies	Degree of consistency
6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in NPPF Paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.	CS para 2.0.22 Ref to P+CPAct 2004 the SA/SEA _ 2.0.24/25 Sustainable Community Strategy Key Sustainability Issues in CS 3.2		CONSISTENT
<p>7. There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:</p> <p>..an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;</p> <p>..a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and</p> <p>..an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p>	<p>Key Sustainability Issues listed at CS (Visual and Core Strategy Objectives = Environment/Social/Economy) Section 3.2</p> <p>3.2 Organised under Environment/Social/Economy</p> <p>See 4.2/4.3</p> <p>See 4.2/4.3</p> <p>See 4.2/4.3, 11-15, CS objectives</p>		<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>
8. These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to	Spatial Strategy CS01 (CS Para 1+2) Particularly outline similar development priorities, plus the Sustainable Development Locations		CONSISTENT

achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.	(i.e. coordinated approach)		
9. Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to): ..making it easier for jobs to be created in cities, towns and villages; ..moving from a net loss of bio-diversity to achieving net gains for nature; ..replacing poor design with better design; ..improving the conditions in which people live, work, travel and take leisure; and .widening the choice of high quality homes.	See Spatial Strategy CS01 (CS Para 1+2) First 4 bullet points of CS Para 2 especially, but all relevant This point covered by CS Para 1 4 th bullet + CS policies 7 and 12 Green Infrastructure - enhancement and preservation via CS07, 12 and 14. Additionally habitat creation covered in CS14. CS08 Bullet 3, 5 and 6 + CS Para 2 of Policy Partly CS08 CS Para 1 CS02 Settlement Hierarchy, CS09 – Housing		CONSISTENT CONSISTENT BROADLY CONSISTENT CONSISTENT CONSISTENT CONSISTENT
10. Plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.	CS08 refers to Density of Development/+local factors. Plus CS Para 1 of CS08		CONSISTENT
The presumption in favour of sustainable development			
11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.	CS Para 2.0.2 CS refers to Primacy of Development Plan- Starting Point		CONSISTENT
12. This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place.	As above		CONSISTENT
13. The National Planning Policy Framework constitutes guidance for local	CS refers to now superseded PPS3.		FACTUAL STATEMENT NOT

<p>planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.</p>	<p>However 13. is a statement of fact.</p>		<p>DIRECTLY RELEVANT TO POLICIES</p>
<p>14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that:</p> <p>..local planning authorities should positively seek opportunities to meet the development needs of their area; ..Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:</p> <p>—any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or —specific policies in this Framework indicate development should be restricted. For decision-taking this means: . .approving development proposals that accord with the development plan without delay; and .. where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: —any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or —specific policies in this Framework indicate development should be restricted.</p>	<p>Policy CS01, first 5 bullet points = social, env, economic legs of sustainable development. We should have a specific policy relating to the presumption in favour of sustainable development. PINS advise so, and a model policy is available (LGA).</p> <p>CS prepared. BC has Growth Point Status. CS5 research/figures CS prepared. BC has Growth Point Status. CS5 research/figures</p> <p>Needs covered via background works - regeneration studies, housing studies including Joint Strategic Needs Assessment, Corporate Strategy, Health and Well Being Strategy, ageing population statistics etc.</p> <p>Dealing with eg. Flood risk/ high quality natural environment</p> <p>Reference to current good DC performance</p> <p>Considered to be generally consistent (some NPPF clauses are very general in this part)</p>	<p>DM1 - Presumption in Favour of Sustainable Development added into Site Allocations and Policies Plan</p>	<p>ADDITIONAL POLICY GIVES CONSISTENCY</p> <p>BROADLY CONSISTENT</p>
<p>15. Policies in Local Plans should follow the approach of the presumption in favour of sustainable development so that it is clear that development which is</p>	<p>Policy CS01 shows clear development priorities reflecting 3 legs of sustainability – not</p>	<p>See para 14 above.</p>	<p>ADDITIONAL POLICY GIVES CONSISTENCY</p>

<p>sustainable can be approved without delay. All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.</p>	<p>explicitly saying “Presumption...” (see 14 above) Considered broadly consistent with clear policies etc, <u>but</u> no specific mention in CS. Refer back to NPPF para 14 above.</p>		
<p>16. The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:</p> <p>..develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;</p> <p>..plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and</p> <p>..identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.</p>	<p>Neighbourhood planning is being looked at positively in some places. However it is a <u>voluntary</u> action for local communities. Support of neighbourhood planning covered in Localism Act therefore do not need specific policy.</p>		<p>NOT DIRECTLY RELEVANT TO BOROUGH COUNCIL</p>

<p>Core Planning Principles</p>			
<p>17. Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:</p> <p>1)..be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;</p>	<p>Core Strategy prepared (July 2011) and through examination.</p> <p>There is a “positive vision” in the Sustainable Community Strategy for growth etc.</p> <p>Is being used by Planning Control</p> <p>Working closely with Fenland DC on site specifics. Other coordination and co-operation through Norfolk CC groups. Actually a separate test at Examination.</p>		<p>CONSISTENT</p>

<p>2)..not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;</p>	<p>Containing a 'growth agenda' + vision</p>	<p>CONSISTENT</p>
<p>3)...proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;</p>	<p>Vision CS Policy CS01 Broad directions of growth CS09/10 Viability amendments SHLAA / 5 yr land supply trajectory and buffers based on CS figures. NB SHMA update 2013 and 2015.</p>	<p>CONSISTENT</p>
<p>4)..always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;</p>	<p>CS08 Bullet 3, 5 and 6 + CS Para 2 of policy</p>	<p>CONSISTENT</p>
<p>5)..take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;</p>	<p>CS08 – Bullet 3</p>	<p>CONSISTENT</p>
<p>6)..support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);</p>	<p>CS02 Settlement hierarchy for rural villages</p> <p>Evidence studies SFRA etc. liaison to SMP. Own CS Policy CS08 and climate change/renewable energy sections. Nb Government review of housing standards, Code for Sustainable homes and greater reliance on Building regulations.</p>	<p>CONSISTENT</p>
<p>7) ..contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;</p>	<p>Strategic directions of growth avoid higher environmental value SSAP/SHLAA mechanism screens out sensitive areas. CS06 "countryside" restricts CS07 Coastal areas CS12 Environmental assets</p>	<p>CONSISTENT</p>
	<p>Specific allocations to be made near sensitive areas, considering in-combination and</p>	

<p>8)..encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; 9) ..promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);</p>	<p>cumulative effects are considered in the Sites Plan.</p> <p>CS01 (2nd bullet) gives priority to PDL in towns/villages</p> <p>No obvious direct references to 'mixed use' but discussion of types of uses / concentration of uses in e.g. Kings Lynn. The potential for rural area multi-functioning is not explicitly stated. The need for specific land use features for allocations e.g. flood risk is considered as part of the Sites Plan.</p>		<p>CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>10)..conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;</p>	<p>CS08 / CS12 explicit on historic environment (first 6 bullet points) Also factor in assessing sites in SHLAA and SSAP. Further site specific factors are considered in the Sites plan.</p>		<p>CONSISTENT</p>
<p>11)..actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and</p>	<p>See Settlement Hierarchy CS02 – CS09 Housing Distribution. CS11 Transport</p>		<p>CONSISTENT</p>
<p>12)..take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>Vision derived from sustainable community strategy which links to other agencies. CS13 Community and culture, and CS14 Implementation.</p>		<p>CONSISTENT</p>

<p>Delivering sustainable development</p>			
<p>1. Building a strong, competitive economy</p>			
<p>18. The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.</p>	<p>See vision/CS01 and CS10, Core Strategy Objectives</p>		<p>CONSISTENT</p>
<p>19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an</p>	<p>As above. - Clear messages about economic growth. CS10 and CS6 in</p>		<p>CONSISTENT</p>

<p>impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.</p>	<p>particular. - - Members retaining employment uses in towns/villages - Policy CS06</p>		
<p>20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.</p>	<p>Positive planning via policy CS10 – land and aspirations</p>		<p>CONSISTENT</p>
<p>21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:</p> <p>1)..set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth;</p> <p>2)..set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;</p> <p>3)..support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;</p> <p>4)..plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;</p> <p>5)..identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and</p> <p>6)..facilitate flexible working practices such as the integration of residential and commercial uses within the same unit.</p>	<p>STATEMENT</p> <p>See CS Vision Objectives + Policy CS01 and CS10</p> <p>Strategic sites outlined in Core Strategy via Policy CS10 and Key Diagram. NB also permitted sites eg. Bexwell at Downham Market</p> <p>As above for Policy CS10 etc. Specific mention in CS in CS10 of Tourism Development. Ability to permit rural area expansions – section 3 in CS10</p> <p>Not a <i>specific</i> growth area in the Borough. General policies are applied.</p> <p>Green Infrastructure Study / plan Priorities listed in Vision etc and CS-1, CS03 Specific mention in CS of env enhancement + covered in DM policies</p> <p>Reference to ‘live/work’ – concept not specifically covered in policies. In</p>	<p>STATEMENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>RELY ON NPPF</p>	

	addition current Government policy and further relaxations to permitted development.		
22. Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.	As part of Core Strategy work previous allocations were reviewed and sites <u>not</u> further allocated. If alternative proposals were to come forward it would be “treated on their merits”, in light of CS etc policies. Considered to meet the NPPF intentions. Relevance of demand will be shown in AMR.		CONSISTENT

2. Ensuring the vitality of town centres			
23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should: ..recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;	CS01 Spatial Strategy CS01/2/3/4 and 5: King’s Lynn described as ‘main centre’ and ‘engine of growth’, Downham Market described as a ‘key town’ and Hunstanton described as ‘service hub’ - Development priorities for the borough CS Para 7.3.10 – King’s Lynn town centre promoted as main focus for retail and town centre activities within the borough		CONSISTENT
..define a network and hierarchy of centres that is resilient to anticipated future economic changes;	CS01 Spatial Strategy – Sustainable development locations outlined (second set of bullets)		CONSISTENT
..define the extent of town centres and primary shopping areas, based on a clear definition of primary and secondary frontages in designated centres, and set policies that make clear which uses will be permitted in such locations;	CS02 Settlement Hierarchy (Emerging Sites Plan policies define town centres and relevant policies in the light of NPPF. Policy DM10.)	DM10 - Retail Development Outside Town Centres + policies in sections E and F of the Sites Plan	CONSISTENT

<p>..promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;</p>	<p>CS01 Spatial Strategy (King's Lynn/Downham Market/Hunstanton sections)</p>	<p>addresses the issues</p>	<p>CONSISTENT</p>
<p>..retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;</p>	<p>No specific policy but SSAP DM4 (as above) encourages a mix of uses.</p>		<p>BROADLY CONSISTENT</p>
<p>..allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres. It is important that needs for retail, leisure, office and other main town centre uses are met in full and are not compromised by limited site availability. Local planning authorities should therefore undertake an assessment of the need to expand town centres to ensure a sufficient supply of suitable sites;</p>	<p>Specific mention in CS03 for King's Lynn town centre, but not elsewhere. Based on retail study findings.</p>		<p>CONSISTENT</p>
<p>..allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available. If sufficient edge of centre sites cannot be identified, set policies for meeting the identified needs in other accessible locations that are well connected to the town centre;</p>	<p>CS01 Spatial Strategy – sustainable urban extensions to the main towns No specific policy pertaining to other accessible locations if edge of centre sites cannot be identified, but see Sites Plan Policy DM10.</p>		<p>BROADLY CONSISTENT</p>
<p>..set policies for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres;</p>	<p>Sites Plan addresses this issue.</p>	<p>DM10 - Retail Development Outside Town Centres + policies in sections E and F of the Sites Plan Town centre expansion site identified in King's Lynn (E1.2)</p>	<p>BROADLY CONSISTENT</p>
<p>..recognise that residential development can play an important role in ensuring the</p>	<p>CS01 Spatial Strategy - 7,510 new homes on</p>		<p>CONSISTENT</p>

<p>vitality of centres and set out policies to encourage residential development on appropriate sites; and</p> <p>..where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.</p>	<p>appropriate sites e.g. brownfield land, urban expansion and regeneration (2nd bullet in King's Lynn section). CS03 King's Lynn – 1,000 dwellings in town centre and urban expansion areas</p> <p>no mention in CS – however is overarching vision SSAP DM4 Town Centre Areas and Retail Frontages</p>		<p>CONSISTENT</p>
<p>24. Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format and scale.</p>	<p>No specific mention in CS</p> <p>Sites Plan policy DM10 'Retail Development Outside Town Centres' addresses the sequential point</p>	<p>DM10 - Retail Development Outside Town Centres + policies in sections E and F of the Sites Plan</p>	<p>CONSISTENT</p>
<p>25. This sequential approach should not be applied to applications for small scale rural offices or other small scale rural development.</p>	<p>No specific mention in CS</p>		<p>RELY ON NPPF</p>
<p>26. When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m). This should include assessment of:</p> <p>..the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</p> <p>..the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will</p>	<p>No specific mention in CS</p> <p>Sites Plan policy DM10 'Retail Development Outside Town Centres' addresses impact assessment point.</p> <p>No specific mention in CS See DM 10 as above</p> <p>No specific mention in CS See DM 10 as above</p>	<p>DM10 - Retail Development Outside Town Centres + policies in sections E and F of the Sites Plan</p>	<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>

not be realised in five years, the impact should also be assessed up to ten years from the time the application is made.			
27. Where an application fails to satisfy the sequential test or is likely to have significant adverse impact on one or more of the above factors, it should be refused.	No specific mention in CS See DM 10 as above		CONSISTENT

3. Supporting a prosperous rural economy			
28. Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:	CS06 Development in Rural Areas – promote sustainable development to ensure strong economic activity (1 st bullet) CS10 Economy - Retention of employment land section	DM2 - Development Boundaries detailed definition DM14 - Development associated with CITB Bircham Newton and RAF Marham	CONSISTENT
..support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;	CS06 Development in Rural Areas – promotion of sustainable development for strong and diverse economic activity (1 st bullet) - priority will be given to retaining existing sites (4 th para) CS10 Retention of employment land – retain land for employment use in rural areas wherever possible		CONSISTENT
..promote the development and diversification of agricultural and other land-based rural businesses;	CS06 Development in Rural Areas – support diversification schemes (second set of bullet points) CS10 Rural Employment Exception Sites – support rural economy and diversification		CONSISTENT
..support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and	CS06 Development in Rural Areas – maintain local character (2 nd bullet) CS07 – promote visitor access in coastal areas in line with Habitats Regulations (3 rd bullet) - development should enhance local environment as well as	DM11 - Touring and Permanent Holiday Sites	CONSISTENT

<p>..promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.</p>	<p>provide services for visitors (7th bullet)</p> <p>CS10 The Economy - promote opportunities for visitor economy and provide tourism accommodation (Tourism, Leisure and Town Centre Uses section) -rural tourism will be supported (3rd bullet in Tourism, Leisure and Town Centre Uses section)</p> <p>CS02 The Settlement Hierarchy – services and facility investment decisions based on settlement hierarchy</p> <p>CS06 Development in Rural Areas – services and facilities provided in close proximity to settlements, retention of employment land where possible</p>		<p>CONSISTENT</p>
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<p>4. Promoting sustainable transport</p>			
<p>29. Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the Government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.</p>	<p>CS11 Transport Policy – choice of transport for those in rural areas (bullets 11-16, specifically 13) - sustainable transport (Dealing with transport issues in new development section) - recognition of need for cars in some remote/rural areas (bullets 16 and 22)</p>		<p>CONSISTENT</p>
<p>30. Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p>	<p>CS11 Transport Policy – strategic network improvements to reduce congestion (4th bullet) - promotion of sustainable/"green" transport methods (Dealing with transport issues in new development section)</p> <p>CS Objective 13 – aim to reduce/mitigate carbon emissions</p>	<p>Sustainable patterns of growth allocated in detail through Sites Plan sections D,E, F and G</p>	<p>CONSISTENT</p>

	<p>CS Para 7.4.3 – facilitate conditions for the reduction of vehicular traffic in the long term</p> <p>CS Para 7.4.8 – congestion and associated pollution from vehicle traffic recognised as key problem</p>		
<p>31. Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.</p>	<p>CS11 Transport Policy – will work with partner organisations including service providers and neighbouring authorities</p> <p>- plans for large scale facilities such as bypasses, rail and rail freight improvements and KLATS</p>		CONSISTENT
<p>32. All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:</p> <p>..the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;</p> <p>..safe and suitable access to the site can be achieved for all people; and</p> <p>..improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.</p>	<p>CS11 Transport Policy – developments with impacts on transport will have a transport assessment and plan (6th bullet in Dealing with transport issues in new development section)</p> <p>CS11 Transport Policy – sustainable forms of transport should be appropriate to the location, uses and users of the development (2nd bullet in Dealing with transport issues in new development section)</p> <p>CS11 Transport Policy – safe and convenient access for all modes (7th bullet in Dealing with transport issues in new development section)</p> <p>No mention in CS, but is a detailed consideration at planning application stage.</p>	<p>Requirement of a Transport Statement or Assessment for significant local allocations as appropriate in Sites Plan</p>	<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>33. When planning for ports, airports and airfields that are not subject to a separate national policy statement, plans should take account of their growth and role in serving business, leisure, training and</p>	<p>No specific mention in CS policies although the port at King’s Lynn and Wisbech (in West Norfolk) are shown as</p>	<p>Not applicable in terms of airports and airfields (we are not planning for such facilities).</p>	BROADLY CONSISTENT

<p>emergency service needs. Plans should take account of this Framework as well as the principles set out in the relevant national policy statements and the Government Framework for UK Aviation.</p>	<p>employment expansion areas.</p>		
<p>34. Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas.</p>	<p>CS11 Transport Policy – new development proposals will demonstrate that they have reduced the need to travel and promoted sustainable transport (1st and 2nd bullet in Dealing with transport issues in new development section) - recognition of importance of private car travel in rural areas (16th bullet)</p>		<p>CONSISTENT</p>
<p>35. Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to</p> <p>..accommodate the efficient delivery of goods and supplies;</p> <p>..give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;</p> <p>..create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones;</p>	<p>CS11 Transport Policy – use of alternative transport for freight movement (10th bullet) - sustainable modes of transport for new developments (2nd bullet in Dealing with transport issues in new development section) CS 11 Transport - Improvement of strategic networks, including freight movements through and to the borough (4th bullet)</p> <p>CS11 Transport – walking and cycling classed as top priorities, with public transport 3rd, in sustainable transport for new developments (2nd-5th bullets in Dealing with transport issues in new development section) CS11 Transport – safety for all modes of transport (last bullet)</p> <p>No specific mention in CS of design/layouts such as minimising street clutters or home zones, although this is a more detailed consideration that is more appropriate to the detailed application stage. Suitable advice</p>		<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p> <p>BROADLY CONSISTENT</p>

<p>..incorporate facilities for charging plug-in and other ultra-low emission vehicles; and</p> <p>..consider the needs of people with disabilities by all modes of transport.</p>	<p>would be received from NCC.</p> <p>No mention in CS</p> <p>CS13 Community and Culture – accessible, inclusive and adaptable development (1st and 2nd bullets). Not specifically mentioned in CS for transport.</p>		<p>RELY ON NPPF</p> <p>BROADLY CONSISTENT</p>
<p>36. A key tool to facilitate this will be a Travel Plan. All developments which generate significant amounts of movement should be required to provide a Travel Plan.</p>	<p>CS11 Transport Policy – new developments that will affect traffic will have a travel plan (6th bullet in Dealing with transport issues in new development section)</p>		<p>CONSISTENT</p>
<p>37. Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.</p>	<p>CS01 Spatial Strategy – 90% of new residential development will take place in identified settlements and sites to ensure access to services (6th bullet in Sustainable development locations section)</p> <p><i>75% employment land will be allocated in King's Lynn (7th bullet in Sustainable development locations section) – opposite</i></p> <p>CS06 Development in Rural Areas – ensure employment, housing, services and other facilities are close (4th bullet)</p> <p>Rural flexibility covered</p>		<p>BROADLY CONSISTENT</p>
<p>38. For larger scale residential developments in particular, planning policies should promote a mix of uses in order to provide opportunities to undertake day-to-day activities including work on site. Where practical, particularly within large-scale developments, key facilities such as primary schools and local shops should be located within walking distance of most properties.</p>	<p>CS01 Spatial Strategy – 90% of new residential development will take place in identified settlements and sites to ensure access to services (6th bullet in Sustainable development locations section)</p> <p>CS06 Development in</p>	<p>Detailed allocations policies throughout Sites Plan where appropriate make provision for schools, and other 'neighbourhood' community uses.</p>	<p>CONSISTENT</p>

	<p>Rural Areas – sustainable development encouraged in regard to accessibility to housing, employment, services and markets</p> <p>CS Para 7.4.15 – developments should have good walking/cycling access to existing services</p>		
<p>39. If setting local parking standards for residential and non-residential development, local planning authorities should take into account:</p> <p>..the accessibility of the development;</p> <p>..the type, mix and use of development;</p> <p>..the availability of and opportunities for public transport;</p> <p>..local car ownership levels; and</p> <p>..an overall need to reduce the use of high-emission vehicles.</p>	<p>No specific mention in CS</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p>	<p>Sites Plan policy DM17 - Parking Provision in New Development outlines the particular considerations for the Borough and gives residential standards. Other standards are those from Norfolk County Council.</p>	<p>BROADLY CONSISTENT</p>
<p>40. Local authorities should seek to improve the quality of parking in town centres so that it is convenient, safe and secure, including appropriate provision for motorcycles. They should set appropriate parking charges that do not undermine the vitality of town centres. Parking enforcement should be proportionate.</p>	<p>CS11 and possibly through King's Lynn Area Transportation Strategy. Parking charges not set by Planning regime.</p>		<p>BROADLY CONSISTENT</p>
<p>41. Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice.</p>	<p>CS11 Transport – improvements to key road, rail and water routes (Strategic issues section)</p>	<p>DM12 - Strategic Road Network provides detail</p>	<p>CONSISTENT</p>

<p>Supporting high quality communications infrastructure</p>			
<p>42. Advanced, high quality communications infrastructure is essential for sustainable economic</p>	<p>CS11 Transport – work with broadband providers to increase</p>		<p>CONSISTENT</p>

<p>growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.</p>	<p>accessibility to high speed connections</p> <p>CS Para 3.1.7 – recognition that borough, including King’s Lynn, is lacking in broadband provision</p> <p>CS Para 7.4.12 Rural Areas – recognition of the need for improvements in access to high speed internet and broadband, specifically in rural areas</p>		
<p>43. In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate.</p>	<p>CS11 Transport – work with broadband providers to increase accessibility to high speed connections</p> <p>No specific mention in CS of radio/telecommunication s masts</p>		<p>BROADLY CONSISTENT /RELY ON NPPF</p>
<p>44. Local planning authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development. They should ensure that:</p> <p>..they have evidence to demonstrate that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest; and</p> <p>..they have considered the possibility of the construction of new buildings or other structures interfering with broadcast and telecommunications services.</p>	<p>No mention in CS / no policy imposing a ban or minimal distances exist</p>		<p>CONSISTENT</p>
<p>45. Applications for telecommunications development (including for prior approval under Part 24 of the General Permitted Development Order) should be supported</p>	<p>No specific mention in CS</p>		<p>RELY ON NPPF</p>

<p>by the necessary evidence to justify the proposed development. This should include:</p> <p>..the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site; and</p> <p>..for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines; or</p> <p>..for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.</p>	<p>No specific mention in CS</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p>		<p>RELY ON NPPF</p> <p>RELY ON NPPF</p> <p>RELY ON NPPF</p>
<p>46. Local planning authorities must determine applications on planning grounds. They should not seek to prevent competition between different operators, question the need for the telecommunications system, or determine health safeguards if the proposal meets International Commission guidelines for public exposure.</p>	<p>No specific mention in CS</p>		<p>RELY ON NPPF</p>

<p>Delivering a wide choice of high quality homes</p>			
<p>47. To boost significantly the supply of housing, local planning authorities should:</p> <p>..use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;</p>	<p>CS09 Housing Distribution – proposals must take account of the identified need for housing set out in the most up to date strategic housing market assessment (Housing - type, size, tenure section)</p> <p>- Affordable Housing section</p> <p>CS Paras 7.2.17 and 7.2.18 – outlines affordable housing provision</p> <p>Key / critical sites are</p>	<p>Key / critical sites are identified as part of the Site Allocations document – Sections E, F, G and H.</p>	<p>CONSISTENT</p>

<p>..identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;</p> <p>..identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15;</p> <p>..for market and affordable housing, illustrate the expected rate of housing delivery through a housing trajectory for the plan period and set out a housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target; and</p>	<p>identified as part of the Site Allocations document.</p> <p>CS09 Housing Distribution Key / critical sites are being identified as part of the Site Allocations document.</p> <p>CS09 Housing Distribution – plan identifies new dwellings between 2001 and 2026</p> <p>CS09 Housing Distribution</p> <p>CS Para 7.2.9 – housing trajectory to monitor 5 year supply</p>	<p>SHMA/ OAN update May 2015 addresses this issue. 5 year supply published.</p>	<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>
<p>..set out their own approach to housing density to reflect local circumstances.</p>	<p>CS08 Sustainable Development – density of development section</p>		<p>CONSISTENT</p>
<p>48. Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.</p>	<p>Allowance made in 5 year land supply calculation.</p>		<p>CONSISTENT</p>
<p>49. Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.</p>	<p>Housing trajectory is our Statement in AMR</p>		<p>CONSISTENT</p>
<p>50. To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable,</p>			

<p>inclusive and mixed communities, local planning authorities should:</p> <p>..plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</p> <p>..identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and</p> <p>..where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified (for example to improve or make more effective use of the existing housing stock) and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time.</p>	<p>CS09 Housing Distribution – proposals must take account of current identified needs, including provision for all sections of society (Housing - type, size, tenure section) - respond to identified housing need (affordable housing section)</p> <p>CS09 Housing Distribution – proposals must take account of current identified needs, including provision for all sections of society (Housing - type, size, tenure section)</p> <p>CS08 Sustainable Development – Density of development section</p> <p>CS09 Housing Distribution – affordable housing section</p>		<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>
<p>51. Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers. They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in the B use classes) where there is an identified need for additional housing in that area, provided that there are not strong economic reasons why such development would be inappropriate.</p>	<p>CS10 The Economy – employment land can be changed (e.g. to residential) if an alternative use creates more benefits and/or fits in with council's regeneration agenda</p> <p>No mentions in CS of compulsory purchase / bringing old buildings back into use, but covered by housing strategies. However individual examples of schemes in practice throughout the Borough.</p>	<p>DM4 - Houses in Multiple Occupation relates positively to this issue.</p>	<p>BROADLY CONSISTENT</p>
<p>52. The supply of new homes can sometimes be best achieved through planning for larger scale development,</p>	<p>CS Para 7.2.12 - 90% to be located in existing towns/villages, but urban</p>		<p>CONSISTENT</p>

<p>such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.</p> <p>Working with the support of their communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining any such new development.</p>	<p>extensions as in CS09 CS Para 7.2.13 – reason for above is cited as sustainability. Likely detailed implementation through planning briefs / master plans. Green Belt - N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>53. Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.</p>	<p>No specific policy although criteria given in CS policies 8 and 12. .</p>	<p>DM7 - Residential Annexes addresses specific development in gardens</p> <p>DM2 - Development Boundaries define edges of settlements.</p>	<p>BROADLY CONSISTENT / RELY ON NPPF</p>
<p>54. In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.</p>	<p>CS06 Development in Rural Areas – development to meet local needs and sites can be allocated for affordable or exception housing (3rd para)</p> <p>CS Para 6.5.2 – rural exception sites can be used for affordable housing</p> <p>Duty to Cooperate is a separate requirement for Examination.</p>	<p>DM2 - Development Boundaries define edges of settlements.</p>	<p>CONSISTENT</p>
<p>55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.</p>	<p>CS06 Development in Rural Areas – focus most new development in key rural service centres from settlement hierarchy (3rd bullet) - provision will be in or adjacent to identified Key Rural Service Centres (2nd para) - modest levels of development allowed in rural and smaller villages and hamlets to maintain vitality of communities (3rd para)</p>	<p>Sites Plan makes positive allocations for housing in rural settlements</p> <p>DM3 - Infill development in the Smaller Villages and Hamlets</p> <p>DM5 - Enlargement or Replacement of Dwellings in the Countryside</p>	<p>CONSISTENT</p>

<p>Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:</p>	<p>CS08 Sustainable Development – development should respond to the character and context of the settlement in terms of access, scale, layout and density (3rd bullet)</p> <p>CS Para 7.1.6 – developments should be designed to promote sustainability (e.g. near cycling/walking routes)</p> <p>No <i>specific</i> mention in CS of developing in isolated areas but criteria covered.</p>		
<p>..the essential need for a rural worker to live permanently at or near their place of work in the countryside; or</p>	<p>CS06 Development in Rural Areas – ensure employment and housing are close in proximity (4th bullet)</p> <p>CS06 Development in Rural Areas / CS10 The Economy - Employment land can be lost for a mixed use development if it will provide employment and/or meet local needs (4th para in CS06 and 3rd bullet in CS10 Retention of Employment Land section)</p> <p>CS09 Housing Distribution – allocations will be restricted to identified needs of local community in rural villages (6th bullet / Rural Villages section)</p> <p>DM2: Removal of Agricultural Occupancy Conditions – “important to protect the housing needs of rural workers”</p>	<p>DM6 - Housing Needs of Rural Workers</p>	<p>CONSISTENT</p>
<p>..where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or</p> <p>..where the development would re-use</p>	<p>CS12 Environmental Assets – proposals that protect and enhance historic environment will be encouraged</p>		<p>CONSISTENT</p> <p>CONSISTENT</p>

<p>redundant or disused buildings and lead to an enhancement to the immediate setting; or</p>	<p>CS08 Sustainable Development – development should optimise site potential including Brownfield land (4th bullet)</p>		
<p>..the exceptional quality or innovative nature of the design of the dwelling.</p>	<p>CS08 Sustainable Development – developments encouraged with good design (2nd para and bullets) No specific mention in CS of isolated houses</p>		<p>BROADLY CONSISTENT / RELY ON NPPF</p>
<p>Such a design should: —be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;</p>	<p>CS08 Sustainable Development – achieve high standards of sustainable design (6th bullet) – designs should exceed present standards (7th bullet in 2nd para)</p>		<p>BROADLY CONSISTENT</p>
<p>—reflect the highest standards in architecture;</p>	<p>Para 7. 1.7 – ensures developments are high design standards</p> <p>No specific mention in CS of design standards in rural/isolated areas however para 7. 1.7 – ensures developments reflect high design and architectural standards</p>		<p>BROADLY CONSISTENT</p>
<p>—significantly enhance its immediate setting; and</p>	<p>CS08 Sustainable Development – achieve high standards of sustainable design (6th bullet) No specific mention in CS of architecture in rural/isolated area</p>		
<p>—significantly enhance its immediate setting; and</p>	<p>CS08 Sustainable Development – optimise site potential (4th bullet)</p> <p>CS12 Environmental Assets – Developments should have design that enhances local character and distinctiveness (6th and 11th paras)</p>		<p>CONSISTENT</p>

<p>—be sensitive to the defining characteristics of the local area.</p>	<p>CS08 Sustainable Development – developments should protect and enhance historic environment (1st bullet) - respond to context and character of places in West Norfolk (3rd bullet)</p> <p>CS12 Environmental Assets – Developments should have design that enhances local character and distinctiveness (6th and 11th paras)</p>		<p>CONSISTENT</p>
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<p>Requiring good design</p>			
<p>56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p>	<p>CS08 Sustainable Development – all new development should be of high quality design and encourage sustainable design features</p> <p>CS13 Community and Culture – best practise in design should be followed, with community involvement, to ensure that new developments enhance community wellbeing</p> <p>CS Para 7.1.7 – good design is a key element of sustainable development</p>	<p>Sites Plan adds policy DM15 - Environment, Design and Amenity which addresses design issues.</p>	<p>CONSISTENT</p>
<p>57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.</p>	<p>CS08 Sustainable Development – first set of bullets</p> <p>CS13 Community & Culture – section i</p>		<p>BROADLY CONSISTENT</p>
<p>58. Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.</p>	<p>CS08 Sustainable Development – first and second set of bullets set out high quality design standards. We have Landscape Character Assessment and Conservation Area Statements.</p> <p>Section 4 Vision – objectives</p> <p>Other than broad</p>		<p>CONSISTENT</p> <p>CONSISTENT</p>

<p>Planning policies and decisions should aim to ensure that developments:</p>	<p>evaluations consideration of local areas carried out in Site Allocations documents.</p> <p>CS08 Sustainable Development – improve QOL for people in the area (4th in second set of bullets) – development should relate to CABA Building for Life national standards (8th in second set of bullets)</p>		
<p>..will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</p>	<p>CS13 Community & Culture – new developments should enhance community wellbeing</p>		<p>CONSISTENT</p>
<p>..establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</p>	<p>CS12 Environmental Assets – development proposals should protect, conserve and enhance special qualities and local distinctiveness. CABA as above.</p> <p>CS13 Community and Culture - new developments should be locally distinctive and contribute to a sense of place and identity (3rd bullet)</p> <p>CS Para 7.6.9 – policy aims to ensure that West Norfolk is a great place for people to live and work</p> <p>No mention in CS specifically of streetscapes/buildings</p>		<p>CONSISTENT</p>
<p>..optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;</p>	<p>CS08 Sustainable Development – optimise site potential (4th bullet) - provision of green spaces (4th bullet in second set of bullets)</p> <p>CS Para 6.1.2 – considers potential of main centres to provide mix of uses (services,</p>		<p>BROADLY CONSISTENT</p>

<p>..respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</p>	<p>housing, town centre uses and employment) in a sustainable way</p> <p>No specific mention in CS of mixed use site potential supporting facilities and transport</p> <p>CS03 King's Lynn area – new developments will need to reflect wider historic surroundings without stifling innovation (3rd CS Para)</p> <p>CS08 Sustainable Development – development should protect and enhance historic environment (1st bullet) and optimise site potential (4th bullet) - encourage innovative use of re-used, recycled, local and traditional materials (2nd in second set of bullets)</p> <p>CS12 Environmental Assets – design should be sensitive to surrounding area (final CS Para on p53) - design and materials used should reflect and enhance historical and cultural character (final CS Para on p54)</p>	<p>Sites Plan policy DM15 on Environment, Design and Amenity is positive here.</p>	<p>CONSISTENT</p>
<p>..create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</p>	<p>CS13 Community and Culture – design should be accessible (1st bullet) and reduce opportunity for crime to promote safe living environments (4th bullet)</p> <p>CS Para 7.6.5 – reduction of crime should be a key consideration in the planning process</p>		<p>CONSISTENT</p>
<p>..are visually attractive as a result of good architecture and appropriate landscaping.</p>	<p>CS Para 7.1.7 – developments are encouraged to work to CABI standards to ensure good design</p> <p>CS Para 7.1.8 -</p>		<p>CONSISTENT</p>

	<p>safeguarding natural environment is key for attractive environments</p> <p>No specific mention in CS of good architecture/landscaping</p>		
<p>59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.</p>	<p>CS08 Sustainable Development – provides guidance on different aspects of building but not prescriptive (2nd set of bullets) - Density of development section</p> <p>CS09 Housing Distribution – Housing-type, size, tenure section</p> <p>CS12 Environmental Assets – Character assessment section</p> <p>No specific mention of using design codes, but appropriate detail better in Site Allocations documents.</p>		BROADLY CONSISTENT
<p>60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.</p>	<p>CS03 King’s Lynn area – new developments will need to reflect wider historic surroundings without stifling innovation (3rd CS Para)</p> <p>CS08 - general</p> <p>CS12 Environmental Assets - Design should enhance local distinctiveness (2nd CS Para in Character assessment section)</p> <p>No mention in CS of architectural styles</p>		CONSISTENT
<p>61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.</p>	<p>CS12 Environmental Assets – developments should demonstrate that they will protect, conserve and enhance historical and cultural character and biodiversity of area (Character Assessment section)</p> <p>CS08 - general</p> <p>CS13 Community &</p>		CONSISTENT

	Culture – design should enhance community wellbeing - community infrastructure (section ii)		
62. Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.	No mention in CS, but the Borough Council does have a Conservation Area Review Panel made up of independent people which reviews proposals in CA. Clearly this involves schemes where sensitivity is paramount.		BROADLY CONSISTENT
63. In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.	CS08 Sustainable Development – new developments are required to achieve high standards of sustainable design (6 th bullet) - promote and encourage opportunities for high standards of design (2 nd para and bullets, particularly 7 th bullet) CS13 Community & Culture – section i (particularly 2 nd and 3 rd bullets)		CONSISTENT
64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.	No specific mention in CS of developments being refused for poor design (only an emphasis on good design). Implication is that poor design would be rejected.		BROADLY CONSISTENT
65. Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact	No specific policy.		RELY ON NPPF

would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).			
66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.	CS13 Community & Culture – developers should involve community from early stages of design No specific mention in CS of those developments that do the above being looked on more favourably		BROADLY CONSISTENT
67. Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.	No mention in CS of advertisements		RELY ON NPPF
68. Where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements, local planning authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.	No mention in CS of Area of Special Control Orders		RELY ON NPPF

Promoting healthy communities			
69. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see.	CS08 Sustainable Development – promote healthy lifestyles (bullet 5) CS13 Community and Culture – community should be involved in development from an		BROADLY CONSISTENT

	<p>early stage</p> <p>CS Para 7.6.1 – recognition that planning policy has to involve wellbeing of communities (including tackling social issues and improving QOL)</p> <p>CS Para 7.6.2 – outlines of main goals (could be shared vision)</p> <p>No specific mention in CS of a shared community vision CS13 Community and Culture – developers should aim to involve communities early on in design process</p>		
<p>To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning. Planning policies and decisions, in turn, should aim to achieve places which promote:</p>	<p>No mention in CS of neighbourhood planning.</p> <p>No specific policy in either CS or SADMP, but separate Regulations and principle covered in the Localism Act therefore actions of the BC are considered consistent.</p>	<p>As relevant the SADMP mentions where neighbourhood plans are in preparation</p>	<p>CONSISTENT</p>
<p>..opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity;</p>	<p>CS13 Community and Culture – community infrastructure used to improve QOL, community cohesion and reduce inequality (section ii)</p> <p>CS14 Infrastructure Provision – community and recreation facilities a priority</p> <p>CS Paras 7.6.8 and 7.6.9 – provide opportunities for the community to interact</p>	<p>SADMP E1, F1 and F2 address issues in the main towns.</p>	<p>CONSISTENT</p>
<p>..safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</p> <p>..safe and accessible developments, containing clear and legible pedestrian</p>	<p>CS13 Community and Culture – reduce the opportunity for crime and promote safety (4th bullet in section i)</p> <p>CS08 Sustainable Development – promote</p>		<p>CONSISTENT</p> <p>CONSISTENT</p>

<p>routes, and high quality public space, which encourage the active and continual use of public areas.</p>	<p>accessible, inclusive, safe, healthy and locally distinctive development</p> <p>CS11 Transport – provide integrated and safe pedestrian and cycle routes (15th bullet)</p> <p>CS13 Community and Culture - accessible and inclusive environments</p>		
<p>70. To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:</p> <p>..plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;</p> <p>..guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;</p> <p>..ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and</p>	<p>CS Paras 7.6.8 and 7.6.9 – provide opportunities for the provision of shared facilities</p> <p>CS13 Community and Culture – section ii: Creating sustainable communities through the provision of community infrastructure</p> <p>CS06 Development in rural areas – priority given to retaining local businesses (final CS Para on p26)</p> <p>CS07 Development in Coastal Areas – support and develop services that provide for the local community (2nd bullet)</p> <p>CS13 Community and Culture – section iii: Protecting, enhancing and promoting cultural assets as well as facilitating new cultural facilities in growth areas</p> <p>CS Para 6.1.11 – council will aim to maintain and enhance community facilities and services</p> <p>No specific mention in CS - however covered in a raft of CS policies</p>	<p>DM9 - Community Facilities positively addresses this issue</p>	<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>

<p>..ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.</p>	<p>CS Section 6.1 and CS02 Settlement Hierarchy – main settlements outlined including accommodation of both housing and economic uses (CS Para 6.1.2) - maintain and improve relationships between settlements including economy, community services and housing</p>		<p>CONSISTENT</p>
<p>71. Local planning authorities should take a positive and collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.</p>	<p>No specific policy in either CS or SSAP, but separate Regulations and the principle is covered in the Localism Act therefore actions of the BC are considered CONSISTENT</p>		<p>CONSISTENT</p>
<p>72. The Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: ..give great weight to the need to create, expand or alter schools; and ..work with schools promoters to identify and resolve key planning issues before applications are submitted.</p>	<p>CS10 Economy –Skills and aspirations section</p> <p>CS10 Economy –Skills and aspirations section</p> <p>No specific mention in CS</p> <p>CS10 Economy –Skills and aspirations section</p> <p>No specific mention in CS, but background Infrastructure Study undertaken.</p>		<p>CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and</p>	<p>CS13 Community and Culture – access to open space (section i, last bullet) - provision and protection of sport and recreation facilities (section ii)</p> <p>CS Para 7.6.4 – profiles and survey evidence bases for open space, sports and recreation facilities</p>	<p>DM16 - Provision of Recreational Open Space for Residential Developments has calculations based on the 'Fields In Trust' methodology (2008) translated to a West Norfolk situation.</p> <p>DM19 - Green Infrastructure</p>	<p>BROADLY CONSISTENT</p>

<p>recreational provision is required.</p>	<p>CS14 Infrastructure Provision – provision of community and recreation facilities (1st bullet)</p> <p>CS Para 8.1.5 – recognition of the need for investment for open spaces</p> <p>No specific mention in CS of information being used to assess need, but Green Infrastructure Study undertaken</p>	<p>provides for wider scale green infrastructure.</p>	
<p>74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:</p> <p>..an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</p> <p>..the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</p> <p>..the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p>	<p>CS13 Community and Culture - protection and retention of open space, sport and recreational facilities (section ii, 1st bullet)</p> <p>No mention in CS, but for individual proposals this would be supporting documentation.</p> <p>CS13 Community and Culture - support proposals that enhance sports, leisure and recreation facilities (section ii, 1st bullet)</p> <p>No specific mention in CS of replacement facilities</p> <p>CS13 Community and Culture - support proposals that enhance sports, leisure and recreation facilities (section ii, 1st bullet)</p> <p>No specific mention in CS of alternative facilities but this would be a consideration at a detailed planning stage / application.</p>	<p>DM22 - Protection of Local Open Space specifically addresses the issue</p>	<p>CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>75. Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.</p>	<p>CS03 King's Lynn area – walking/cycling links with be maintained and extended (last CS Para on p22)</p> <p>CS04 Downham Market – improved pedestrian/cycling routes</p>	<p>DM13 - Disused Railway Trackways seeks to provide beneficial uses for disused track beds, links also to Green Infrastructure DM19.</p>	<p>BROADLY CONSISTENT</p>

	<p>CS05 Hunstanton – improvements to routes, signage and facilities for walking and cycling (9th bullet)</p> <p>CS11 Transport – provide integrated safe routes for pedestrians and cyclists (15th bullet)</p> <p>No mention in CS of National Trails or protection of PROW</p>		
76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.	No mention in CS Decision for parish or others to establish a neighbourhood plan	DM22 - Protection of Local Open Space is relevant	NEIGHBOURHOOD PLANS TO COVER NO SPECIFIC BC ACTION
77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:	No mention in CS		NEIGHBOURHOOD PLANS TO COVER NO SPECIFIC BC ACTION
..where the green space is in reasonably close proximity to the community it serves;	No mention in CS		NEIGHBOURHOOD PLANS TO COVER NO SPECIFIC BC ACTION
..where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and	No mention in CS		NEIGHBOURHOOD PLANS TO COVER NO SPECIFIC BC ACTION
..where the green area concerned is local in character and is not an extensive tract of land.	No mention in CS		NEIGHBOURHOOD PLANS TO COVER NO SPECIFIC BC ACTION
78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.	No mention in CS		NEIGHBOURHOOD PLANS TO COVER NO SPECIFIC BC ACTION

Protecting Green Belt land			
79. The Government attaches great importance to Green Belts. The	CS06 Development in Rural Areas – strategy to	We do not have Green Belts in	N/A

<p>fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.</p>	<p>protect countryside, resist development of Greenfield sites (first CS Para on p27)</p> <p>CS12 Environmental Assets - Developments should protect and conserve gaps between settlements (last CS Para p54)</p>	<p>West Norfolk.</p>	
<p>80. Green Belt serves five purposes:</p> <p>..to check the unrestricted sprawl of large built-up areas;</p> <p>..to prevent neighbouring towns merging into one another;</p> <p>..to assist in safeguarding the countryside from encroachment;</p> <p>..to preserve the setting and special character of historic towns; and</p>	<p>CS12 Environmental Assets - Developments should protect and conserve gaps between settlements (last CS Para p54)</p> <p>CS12 Environmental Assets - Developments should protect and conserve gaps between settlements (last CS Para p54)</p> <p>CS01 Spatial Strategy – protect the countryside beyond villages (last bullet)</p> <p>CS06 Development in Rural Areas – strategy to protect countryside, resist development of Greenfield sites (first CS Para on p27)</p> <p>CS03 King’s Lynn area – protect and enhance historic environment of town (10th bullet)</p> <p>CS04 Downham Market – respect and enhance historic character of town (1st CS Para after bullets on p 24)</p> <p>CS08 Sustainable Development – new developments should protect and enhance historic environment (1st bullet)</p> <p>CS10 Economy - Preservation of historic and natural environment is a priority (last CS Para</p>	<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p> <p>N/A</p>

<p>..to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p>	<p>in Tourism, Leisure and Town Centre uses)</p> <p>CS12 Environmental Assets – Historic environment and landscape character will be protected and enhanced (1st CS Para, but also whole section) CS01 Spatial Strategy - Regeneration of Brownfield land (2nd bullet in King’s Lynn section)</p> <p>CS09 Housing Distribution – encourage Brownfield sites to support regeneration</p>		<p>N/A</p>
<p>81. Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.</p>		<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>
<p>82. The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances, for example when planning for larger scale development such as new settlements or major urban extensions. If proposing a new Green Belt, local planning authorities should:</p> <p>..demonstrate why normal planning and development management policies would not be adequate;</p> <p>..set out whether any major changes in circumstances have made the adoption of this exceptional measure necessary;</p> <p>..show what the consequences of the proposal would be for sustainable development;</p> <p>..demonstrate the necessity for the Green Belt and its consistency with Local Plans for adjoining areas; and</p> <p>..show how the Green Belt would meet the other objectives of the Framework.</p>		<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>
<p>83. Local planning authorities with Green Belts in their area should establish Green</p>		<p>We do not have Green Belts in</p>	<p>N/A</p>

<p>Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the precise preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.</p>		West Norfolk.	
<p>84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</p>		We do not have Green Belts in West Norfolk.	N/A
<p>85. When defining boundaries, local planning authorities should:</p> <ul style="list-style-type: none"> ..ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development; ..not include land which it is unnecessary to keep permanently open; ..where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; ..make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development; ..satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and ..define boundaries clearly, using physical features that are readily recognisable and likely to be permanent. 		We do not have Green Belts in West Norfolk.	N/A
<p>86. If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village</p>		We do not have Green Belts in West Norfolk.	N/A

<p>makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.</p>			
<p>87. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.</p>		<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>
<p>88. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.</p>		<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>
<p>89. A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:</p> <p>..buildings for agriculture and forestry;</p> <p>..provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;</p> <p>..the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</p> <p>..the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</p> <p>..limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</p>	<p>CS06 Development in Rural Areas – resist development of Greenfield sites (first CS Para on p27)</p> <p>CS06 Development in Rural Areas – development of Greenfield sites will be resisted unless essential for agricultural or forestry (first CS Para on p27)</p> <p>CS13 Community and Culture – support proposals for new sport, leisure or recreation facilities that don't compromise the environmental quality of the area</p> <p>My not be directly related</p> <p>SSAP DM1 – Replacement Dwellings and Extensions to Dwellings in the Countryside</p> <p>No mention in CS</p> <p>CS Para 7.2.15 - opportunities for limited infilling in villages</p>	<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>

<p>..limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.</p>	<p>CS Para 7.2.18 – affordable housing will include rural exception sites CS01 Spatial Strategy - use of Brownfield land (2nd bullet in King’s Lynn section)</p> <p>CS09 Housing Distribution – encourage use of Brownfield sites</p> <p>CS Para 7.2.15 - opportunities for limited infilling in villages</p> <p>? Nothing specifically about reduced impact</p>		
<p>90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt.</p> <p>These are:</p> <p>..mineral extraction; ..engineering operations;</p> <p>..local transport infrastructure which can demonstrate a requirement for a Green Belt location; ..the re-use of buildings provided that the buildings are of permanent and substantial construction; and ..development brought forward under a Community Right to Build Order.</p>	<p>No mention in CS of Greenbelt (NA?)</p> <p>No mention in CS</p> <p>No mention in CS</p> <p>No mention in CS of Greenbelt (NA?)</p> <p>No mention in CS</p> <p>No mention in CS</p>	<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>
<p>91. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.</p>	<p>CS08 Sustainable Development - renewable energy projects will be permitted unless there are unacceptable locational or environmental impacts</p> <p>No specific mention</p>	<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>
<p>92. Community Forests offer valuable opportunities for improving the environment around towns, by upgrading the landscape and providing for recreation and wildlife. An approved Community Forest plan may be a material consideration in preparing development plans and in deciding planning applications. Any development proposals within Community Forests in the Green Belt should be subject to the</p>	<p>No mention in CS of community forests</p>	<p>We do not have Green Belts in West Norfolk.</p>	<p>N/A</p>

normal policies controlling development in Green Belts.			
Meeting the challenge of climate change, flooding and coastal change			
93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.	CS08 Sustainable Development - New developments should reduce on site emissions (3 rd bullet in second section) - Flood risk and climate change section - renewable energy section		CONSISTENT
94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.	CS07 Development in Coastal Areas – work with partners and EA to limit impacts of coastal change (4 th bullet) - ensure sustainable development, especially in terms of impacts of climate change (6 th bullet) - ensure mitigation/compensation measures for coastal changes and climate change (9 th bullet)	DM18 - Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham) DM21 - Sites in Areas of Flood Risk SADMP Appendix 4 outlines the flood risk protocol with the Environment Agency.	CONSISTENT
95. To support the move to a low carbon future, local planning authorities should: ..plan for new development in locations and ways which reduce greenhouse gas emissions; ..actively support energy efficiency improvements to existing buildings; and ..when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.	CS08 Sustainable Development - Flood risk and climate change section CS08 Sustainable Development – second section (particularly first 3 bullets) No mention in CS for existing buildings, only new ones CS Para 7.1.1 – national government standards for whole section and policy CS08. Note – recent Government consultation amending the Building Regulations and CSH.		CONSISTENT BROADLY CONSISTENT / RELY ON NPPF CONSISTENT
96. In determining planning applications, local planning authorities should expect new development to:			STATEMENT

<p>..comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and</p> <p>..take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p>	<p>No mention in CS</p> <p>CS08 Sustainable Development – layout and orientation maximised to improve efficiency</p> <p>No mention in CS of landform, massing and landscaping</p>		<p>RELY ON NPPF</p> <p>BROADLY CONSISTENT</p>
<p>97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:</p> <p>..have a positive strategy to promote energy from renewable and low carbon sources;</p> <p>..design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;</p> <p>..consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;</p> <p>..support community-led initiatives for</p>	<p>CS08 Sustainable Development – council and partners will support and encourage renewable energy generation (Renewable Energy section)</p> <p>CS08 Sustainable Development – council and partners will support and encourage renewable energy generation (Renewable Energy section)</p> <p>CS08 Sustainable Development – renewable energy projects will be supported unless there are unacceptable impacts including environmental, social or economic</p> <p>No specific mention in CS of landscape/visual impacts.</p> <p>No mention in CS</p> <p>No specific mention in</p>	<p>DM20 - Renewable Energy gives criteria to be addressed and factors for consideration.</p> <p>As above DM20</p> <p>Policy DM20 in the SADMP identifies broadly areas, and types of locations, where extra attention is required. Thus a distinction is drawn between these and other areas.</p>	<p>CONSISTENT</p> <p>CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY</p>

<p>renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and</p> <p>..identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers.</p>	<p>CS of supporting community initiatives, but Policy CS08 is positive as outlined above. Neighbourhood plans may bring forward community led initiatives.</p> <p>No mention in CS.</p> <p>The BC has taken a positive attitude to individual schemes when they come forward as applications.</p>	<p>Policy DM20 in the SADMP identifies broadly areas, and types of locations, where extra attention is required. Thus a distinction is drawn between these and other areas.</p>	<p>CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>98. When determining planning applications, local planning authorities should:</p> <p>..not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and</p> <p>..approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.</p>	<p>No specific mention in CS, but positive attitude expressed for renewable energy projects in CS08.</p> <p>CS08 Sustainable Development – renewable energy section</p> <p>No mention in CS of suitable areas/commercial projects</p> <p>(See also response at para 97 above)</p>		<p>RELY ON SPECIFIC NPPF WORDING</p> <p>BROADLY CONSISTENT</p>
<p>99. Local Plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p>	<p>CS07 Development in Coastal Areas – work with partners and EA to limit impacts of coastal change (4th bullet) - ensure sustainable development, especially in terms of impacts of climate change (6th bullet) - ensure mitigation / compensation measures for coastal changes and climate change (9th bullet)</p>	<p>Assessed in Sites Plan through:</p> <p>DM21 - Sites in Areas of Flood Risk</p> <p>DM18 - Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)</p> <p>+Appendix 3 and 4 of Sites Plan which give the methodologies</p>	<p>CONSISTENT</p>

	<p>CS08 Sustainable Development – Flood risk and climate change section</p> <p>CS Para 8.1.6 – need to plan for water supply</p> <p>CS14 Infrastructure Provision – water conservation measures (7th bullet)</p> <p>CS12 Environmental assets – support Biodiversity Action Plans to improve, maintain and enhance biodiversity</p>		
<p>100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p> <p>..applying the Sequential Test;</p>	<p>CS01 Spatial Strategy – new development guided away from flood risk areas but recognise that development may be required (5th bullet in Sustainable development locations section)</p> <p>CS Para 6.6.4 – where risk of flooding is found to have no possible mitigation, development will be resisted</p> <p>CS08 Sustainable Development – Flood risk and Climate change section</p> <p>We have agreed with the Environment Agency to implement a protocol on how to address flood risk. This will specifically apply to the Borough and interprets the Technical Guidance for our area. This relates to the Strategic Flood Risk Assessment and consultants reports supporting the Core Strategy and more recent Tidal River Hazard maps available.</p>	<p>DM21 - Sites in Areas of Flood Risk</p> <p>DM18 - Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham)</p> <p>+Appendix 3 and 4 of Sites Plan which give the methodologies</p>	<p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>..if necessary, applying the Exception</p>	<p>No specific mention in</p>	<p>As above</p>	<p>BROADLY</p>

<p>Test;</p> <p>..safeguarding land from development that is required for current and future flood management;</p> <p>..using opportunities offered by new development to reduce the causes and impacts of flooding; and</p> <p>..where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.</p>	<p>CS – as above</p> <p>No specific mention in CS – as above</p> <p>No specific mention in CS</p> <p>CS07 Development in coastal areas – 6th bullet - ensure compensation measures when management strategies change in the light of climate changes (9th bullet)</p> <p>Not a specific issue in this plan period.</p>	<p>As above</p> <p>As above</p>	<p>CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>101. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Strategic Flood Risk Assessment will provide the basis for applying this test. A sequential approach should be used in areas known to be at risk from any form of flooding.</p>	<p>CS08 Sustainable Development - Strategic Flood Risk assessment used to guide development away from areas of high flood risk (Flood risk and climate change section)</p> <p>Sequential approach taken to development</p>	<p>As above</p>	<p>STATEMENT</p>
<p>102. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:</p> <p>..it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and</p> <p>..a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.</p> <p>Both elements of the test will have to be</p>	<p>Strategic Flood Risk Assessment (may mention in CS sequential test)</p> <p>CS08 Sustainable Development – development in flood risk areas and zones must demonstrate contribution to wider sustainability needs of rural communities (4th bullet in flood risk and climate change section)</p> <p>No mention in CS, but practice is evident.</p> <p>Strategic Flood Risk</p>	<p>As above</p> <p>As above</p> <p>SADMPs DM21 and DM18 Flood Risk and Coastal Hazard Zones</p> <p>SSFRA is a requirement of validation in areas at risk of flooding</p>	<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>

<p>passed for development to be allocated or permitted.</p>	<p>Assessment. No mention in CS, but practice is evident.</p>		
<p>103. When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:</p> <p>..within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and</p> <p>..development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems</p>	<p>SSFRA is a requirement of validation in areas at risk of flooding. Issues should be covered here.</p> <p>SSFRA is a requirement of validation in areas at risk of flooding. Issues should be covered here.</p> <p>SSFRA is a requirement of validation in areas at risk of flooding. Issues should be covered here.</p>		<p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>
<p>104. For individual developments on sites allocated in development plans through the Sequential Test, applicants need not apply the Sequential Test. Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments.</p>	<p>Statement of fact</p>		<p>STATEMENT</p>
<p>105. In coastal areas, local planning authorities should take account of the UK Marine Policy Statement and marine plans and apply Integrated Coastal Zone Management across local authority and land/sea boundaries, ensuring integration of the terrestrial and marine planning regimes.</p>	<p>No mention in CS</p> <p>Marine Plan for the Eastern area agreed April 2014.</p>		<p>BROADLY CONSISTENT</p>
<p>106. Local planning authorities should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas or adding to the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, and:</p>	<p>CS07 Development in coastal areas – development on the coast must be sustainable and able to withstand the effects of climate change.</p> <p>CS Para 6.6.4 – areas at high risk of flooding on the coast with no possible mitigation will be resisted.</p> <p>The Borough does have areas which could be affected by changes to</p>	<p>SADMP policies: DM18 Coastal Hazard Zone and DM21 Sites in areas of flood risk, together with Appendices 3 and 4 cover the issues concerned.</p>	<p>CONSISTENT</p>

<p>..be clear as to what development will be appropriate in such areas and in what circumstances; and</p> <p>..make provision for development and infrastructure that needs to be relocated away from Coastal Change Management Areas.</p>	<p>the coast in the longer term. However at this stage the degree of change is under control through the Shoreline Management Plan and the Wash East Coast Management Strategy (2015) and therefore we have not designated a Coastal Change Management Area. This situation will be reviewed as further studies are undertaken.</p>	<p>SADMP policies: DM18 Coastal Hazard Zone and DM21 Sites in areas of flood risk, together with Appendices 3 and 4 cover the issues concerned.</p>	<p>CONSISTENT</p> <p>CONSISTENT</p>
<p>107. When assessing applications, authorities should consider development in a Coastal Change Management Area appropriate where it is demonstrated that:</p> <p>..it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;</p> <p>..the character of the coast including designations is not compromised;</p>	<p>The Borough does have areas which could be affected by changes to the coast in the longer term. However at this stage the degree of change is under control through the Shoreline Management Plan and the Wash East Coast Management Strategy (2015) and therefore we have not designated a Coastal Change Management Area. This situation will be reviewed as further studies are undertaken.</p> <p>CS07 Development in coastal areas – development on the coast must be sustainable and able to withstand the effects of climate change</p> <p>CS07 Development in coastal areas - ensure development enhances local character</p>		<p>STATEMENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>

<p>..the development provides wider sustainability benefits; and</p> <p>..the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.</p>	<p>CS07 Development in coastal areas - ensure development enhances services and facilities for local people</p> <p>CS08 Sustainable Development – development in flood risk areas must demonstrate contributions to the wider sustainability of communities and regeneration objectives</p> <p>No mention in CS of coastal routes.</p>	<p>Policy DM 19 covers the Wash / Norfolk Coast Project link – the missing link. NB Norfolk is a pilot for the England Coastal Path.</p>	<p>CONSISTENT</p> <p>CONSISTENT</p>
<p>108. Local planning authorities should also ensure appropriate development in a Coastal Change Management Area is not impacted by coastal change by limiting the planned life-time of the proposed development through temporary permission and restoration conditions where necessary to reduce the risk to people and the development.</p>	<p>See above para 106 / 107</p> <p>No mention in CS, but we have a protocol with EA about development at Snettisham / Heacham and policies in the SADMP.</p>	<p>SADMP policies: DM18 Coastal Hazard Zone together with Appendices 3 and 4 cover the issues concerned.</p>	<p>CONSISTENT</p>
<p>Conserving and enhancing the natural environment</p>			
<p>109. The planning system should contribute to and enhance the natural and local environment by:</p> <p>..protecting and enhancing valued landscapes, geological conservation interests and soils;</p> <p>..recognising the wider benefits of ecosystem services;</p>	<p>CS Para 7.5.3 - avoid development which impacts negatively on wildlife and geology</p> <p>CS12 Environmental assets – protect and enhance important landscapes (1st CS Para) and geological sites (5th CS Para)</p> <p>No specific mention in CS of soils</p> <p>CS07 Development in coastal areas – ensure protected species and habitats are protected (8th bullet) - identify biodiversity areas for enhancement (last bullet)</p>		<p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p>

<p>..minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;</p> <p>..preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and</p> <p>..remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.</p>	<p>No specific mention in CS</p> <p>CS07 Development in coastal areas - identify biodiversity areas for enhancement (last bullet)</p> <p>CS Para 7.5.6 – encourage opportunities to maximise wildlife enhancement</p> <p>CS12 Environmental Assets – protect and enhance biodiversity</p> <p>No specific mention in CS of halting decline in biodiversity – although the BC has adopted the biodiversity action plan as SPD</p> <p>No specific mention in CS, although see references above to SEA and Sustainability Appraisal</p> <p>No specific mention in CS</p>		<p>BROADLY CONSISTENT</p> <p>RELY ON NPPF</p> <p>RELY ON NPPF</p>
<p>110. In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.</p>	<p>CS08 Sustainable Development – promote and encourage energy efficiency and sustainability in new developments (2nd section)</p> <p>CS10 The Economy – employment land will not be retained if it creates unacceptable environmental or access problems</p>		<p>BROADLY CONSISTENT</p>
<p>111. Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.</p>	<p>CS01 Spatial strategy – emphasis on use of Brownfield sites (2nd bullet in sustainable development locations section)</p> <p>CS08 Sustainable Development – make</p>		<p>CONSISTENT</p>

	best use of Brownfield land (4 th bullet)		
112. Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.	<p>CS10 The economy – employment land (including agricultural) will be retained unless it is no longer viable for use (retention of employment land section)</p> <p>Nothing specific in CS about loss of agricultural land, or use of poorer quality.</p>	In site specific allocations we take higher grade agricultural land into account as part of the process of choosing sites.	BROADLY CONSISTENT
113. Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.	<p>CS Para 7.5.1 – list of local, national and international sites of importance (however, sites are not listed hierarchically)</p> <p>CS12 Environmental Assets – 1st set of bullets sets out criteria for green infrastructure</p>		CONSISTENT
<p>114. Local planning authorities should:</p> <p>..set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and</p> <p>..maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.</p>	<p>CS12 Environmental assets – ensure integrated network and green infrastructure (2nd para and bullets) - create high quality environment for biodiversity to flourish (2nd bullet) - development should avoid and mitigate adverse impacts on biodiversity (last para on p53)</p> <p>(More depth is given in Green Infrastructure Management Plan and Biodiversity Action Plans as supporting documents).</p> <p>CS07 Development in coastal areas – protect and enhance historic coast (1st bullet) - support facilities that attract visitors (2nd bullet) and promote visitor</p>	DM19 - Green Infrastructure provides a list of projects.	<p>BROADLY CONSISTENT</p> <p>CONSISTENT</p>

	access (3 rd bullet)		
115. Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.	CS07 Development in coastal areas – support AONB management plan and balancing development and AONB assets.	Location of development including AONB is a specific issue considered in SADMP site choices.	CONSISTENT
116. Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of: ..the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; ..the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and ..any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.	CS07 Development in coastal areas – support AONB management plan and balancing development and AONB assets. CS07 Development in coastal areas – support AONB management plan and balancing development and AONB assets. CS07 Development in coastal areas – support AONB management plan and balancing development and AONB assets. CS07 Development in coastal areas – support AONB management plan and balancing development and AONB assets.		BROADLY CONSISTENT CONSISTENT BROADLY CONSISTENT CONSISTENT
117. To minimise impacts on biodiversity and geodiversity, planning policies should: ..plan for biodiversity at a landscape-scale across local authority boundaries; ..identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity,	CS Para 7.5.5 and 7.5.6 – biodiversity sites will be protected and planned to maximise opportunity No specific mention in CS of across local authority boundary plans, but e.g. Brecks SPA designation co-ordinated across boundaries. See policy CS12. Map in CS, discussed in Section 7.5 and policy CS12 Econet Map give detail		BROADLY CONSISTENT BROADLY CONSISTENT CONSISTENT CONSISTENT

<p>wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation;</p> <p>..promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;</p> <p>..aim to prevent harm to geological conservation interests; and</p> <p>..where Nature Improvement Areas are identified in Local Plans, consider specifying the types of development that may be appropriate in these Areas.</p>	<p>in CS Appendix.</p> <p>CS07 Development in Coastal Areas - Meet the requirements of Habitats Regulations (3rd bullet) CS policy CS12.</p> <p>No specific mention in CS</p> <p>CS12 Environmental assets – protect and enhance regionally important geological sites (5th CS Para)</p> <p>Areas not identified in CS</p>		<p>CONSISTENT</p> <p>CONSISTENT</p> <p>N/A</p>
<p>118. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:</p> <p>..if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;</p> <p>..proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site’s notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;</p> <p>..development proposals where the primary objective is to conserve or</p>	<p>CS12 Environmental assets – proposals to protect and enhance biodiversity will be encouraged and supported (1st CS Para)</p> <p>Principles not specifically mentioned in CS.</p> <p>CS12 Environmental assets – proposals to avoid and mitigate impact on biodiversity will be encouraged and supported (6th CS policy Para)</p> <p>Habitats Regulation Assessment work considered these issues in preparing the Core Strategy.</p> <p>CS12 para 5 and 6 cover the balancing of need with the value of the asset.</p> <p>CS12 Environmental assets – proposals to</p>		<p>CONSISTENT</p> <p>CONSISTENT</p> <p>BROADLY CONSISTENT / RELY ON NPPF</p> <p>CONSISTENT</p>

<p>enhance biodiversity should be permitted;</p>	<p>protect and enhance biodiversity will be encouraged and supported (1st CS Para)</p>		
<p>..opportunities to incorporate biodiversity in and around developments should be encouraged;</p>	<p>CS12 Environmental assets – proposals to enhance biodiversity will be encouraged (1st CS Para)</p>		<p>CONSISTENT</p>
<p>..planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and</p>	<p>CS03 King's Lynn – development that detrimentally affects significant trees or wildlife will not be encouraged (top right p22)</p>		<p>BROADLY CONSISTENT</p>
	<p>CS12 Environmental assets – proposals to avoid and mitigate impact on biodiversity (including ancient woodlands) will be encouraged and supported (5th CS policy Para)</p>		<p>CONSISTENT</p>
<p>..the following wildlife sites should be given the same protection as European sites:</p>			<p>STATEMENT</p>
<p>—potential Special Protection Areas and possible Special Areas of Conservation;</p>	<p>CS Para 2.0.23 – Habitats regulation assessment undertaken to recognise importance of SPAs and SACs</p>	<p>Habitats Regulation Assessment undertaken as part of Site Allocations and Development Management Policies Plan to recognise importance of SPAs and SACs and address issues arising</p>	<p>CONSISTENT</p>
	<p>CS Para 7.5.7 – SPAs and SACs are of European importance</p>		
<p>—listed or proposed Ramsar sites; and</p>	<p>CS Para 2.0.23 – Habitats regulation assessment undertaken to recognise importance of Ramsar</p>		<p>BROADLY CONSISTENT</p>
	<p>Importance in terms of European sites discussed in Section 7.5</p>		
<p>—sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.</p>	<p>No mention in CS</p>		<p>RELY ON NPPF</p>

<p>119. The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined.</p>	<p>No mention in CS</p>		<p>RELY ON NPPF</p>
<p>120. To prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.</p>	<p>No specific policy – need to rely on NPPF</p>		<p>RELY ON NPPF</p>
<p>121. Planning policies and decisions should also ensure that:</p> <p>..the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation;</p> <p>..after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and</p> <p>..adequate site investigation information, prepared by a competent person, is presented.</p>	<p>No specific mention in CS.</p> <p>(Consideration being given to a Norfolk wide supplementary document on contaminated land issues).</p> <p>No mention in CS</p>		<p>RELY ON NPPF</p> <p>RELY ON NPPF</p>
<p>122. In doing so, local planning authorities should focus on whether the development itself is an acceptable use of the land and the impact of the use, rather than the control of processes or emissions themselves where these are subject to approval under pollution control regimes. Local planning authorities should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.</p>	<p>No mention in CS</p>		<p>RELY ON NPPF</p>
<p>123. Planning policies and decisions should aim to:</p> <p>..avoid noise from giving rise to significant</p>	<p>CS12 Environmental Assets – development</p>	<p>DM15 - Environment,</p>	<p>BROADLY CONSISTENT</p>

<p>adverse impacts on health and quality of life as a result of new development;</p> <p>..mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions;</p> <p>..recognise that development will often create some noise and existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established; and</p> <p>..identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.</p>	<p>should contribute to an improved QOL No specific mention in CS of noise</p> <p>CS12 Environmental Assets – development should contribute to an improved QOL No specific mention in CS of noise or health impacts from development.</p> <p>No specific mention in CS of this issue, but need to balance the employment generation issue (CS01 1st para and CS12 as above).</p> <p>CS does not specifically mention the issue of 'tranquillity', or identify specific sites, but CS12 addresses generic issues such as '...special qualities and local distinctiveness of the area (including its historical, biodiversity and cultural character)...' Tranquillity is considered to be an aspect that contributes to the character of an area, which CS12 is seeking to protect.</p> <p>Resource requirement if a research study is needed to identify specific locations.</p>	<p>Design and Amenity brings these considerations into the Plan</p> <p>As above.</p>	<p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>124. Planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.</p>	<p>CS Para 7.1.13 – air quality management zones monitored to ensure new development does not exacerbate the problem</p>		<p>CONSISTENT</p>
<p>125. By encouraging good design, planning policies and decisions should limit the impact of light pollution from</p>	<p>No specific mention in CS of lighting / light pollution</p>	<p>DM15 - Environment, Design and</p>	<p>CONSISTENT</p>

artificial light on local amenity, intrinsically dark landscapes and nature conservation.		Amenity includes reference to these factors.	
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Conserving and enhancing the historic environment			
126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:	<p>CS Para 7.3.8 – recognition of the importance of the heritage of the area for tourism/the economy</p> <p>CS Para 7.5.2 – important to enhance and conserve heritage assets</p> <p>CS12 Environmental assets – development should avoid, mitigate and compensate for any adverse impacts on heritage assets</p> <p>Not necessarily a positive strategy in CS and no mention of those at risk of decay/neglect</p>		BROADLY CONSISTENT
..the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;	<p>CS Objective 19 – preservation and enhancement of heritage asset within KL town centre</p>		CONSISTENT
..the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;	<p>CS Para 7.5.2 – important to enhance and conserve heritage assets</p> <p>CS Para 7.3.8 – recognition of the importance of the heritage of the area for tourism/the economy</p> <p>CS12 Environmental assets – historic environments are crucial for environmental quality and wellbeing so must be conserved (3rd para)</p> <p>CS Para 7.6.10 – built heritage is considered a cultural asset</p>		CONSISTENT
..the desirability of new development making a positive contribution to local character and distinctiveness; and	<p>CS07 Development in Coastal Areas – ensure new developments</p>		CONSISTENT

<p>..opportunities to draw on the contribution made by the historic environment to the character of a place.</p>	<p>enhance distinctive local character of coastal areas (7th bullet)</p> <p>CS12 Environmental assets – developments that enhance local character will be encouraged (1st para)</p> <p>CS01 Spatial strategy – make use of the high quality historic nature of the town (4th bullet in King’s Lynn section)</p> <p>CS05 Hunstanton – enhance local character through good design (11th bullet)</p> <p>CS12 Environmental Assets – proposals to enhance historic character will be supported (1st para)</p>		<p>CONSISTENT</p>
<p>127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>	<p>No mention in CS of designating conservation areas (already done) Covered in Listed Buildings and Conservation Act</p>		<p>RELY ON NPPF</p>
<p>128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p>	<p>CS Para 7.5.2 and 7.5.4 – important that heritage assets are protected and enhanced. No specific detail in CS about application processes and heritage assets, however it is a requirement of validation of appropriate planning applications.</p>		<p>RELY ON NPPF</p>
<p>129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including</p>	<p>CS Policy CS12 gives the context here.</p>		<p>CONSISTENT</p>

<p>by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.</p>			
<p>130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.</p>	<p>No mention in CS</p>		<p>RELY ON NPPF</p>
<p>131. In determining planning applications, local planning authorities should take account of:</p> <p>..the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <p>..the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</p> <p>..the desirability of new development making a positive contribution to local character and distinctiveness.</p>	<p>CS Para 7.5.2 CS policy CS12 addresses 'environmental assets' which includes heritage assets.</p> <p>CS Para 7.5.4 – protect historic sites whilst provide sustainable economic opportunities</p> <p>CS Para 7.3.8 – recognition that historic built environment provides unique assets for tourism</p> <p>CS08 Sustainable Development – all new development should protect and enhance the historic environment (1st bullet)</p> <p>CS01 Spatial strategy – make use of the high quality historic nature of the town (4th bullet in King's Lynn section)</p> <p>CS05 Hunstanton – enhance local character through good design (11th bullet)</p> <p>CS08 Sustainable Development – new developments should enrich the attraction of the borough and respond to the context and character (2nd and 3rd bullets)</p> <p>CS12 Environmental</p>		<p>BROADLY CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>

	Assets – proposals to enhance historic character will be supported (1 st CS Para)		
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.	<p>CS Para 7.5.2 – important that heritage assets in the area are protected and enhanced</p> <p>CS12 Environmental Assets – development should avoid, mitigate or compensate for any impacts on heritage assets - may be necessary to secure heritage needs through planning conditions or obligations</p> <p>No specific mention in CS of weighting/grading of heritage assets</p>		BROADLY CONSISTENT
133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: ..the nature of the heritage asset prevents all reasonable uses of the site; and ..no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and ..conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and ..the harm or loss is outweighed by the benefit of bringing the site back into use.	<p>CS Para 7.5.4 – ensure protection of historic sites and buildings for future generations</p> <p>CS12 Environmental Assets – protect sites of historical value unless need/public benefits outweigh loss (5th CS Para)</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p> <p>No specific mention in CS</p>		<p>CONSISTENT</p> <p>RELY ON NPPF</p> <p>RELY ON NPPF</p> <p>RELY ON NPPF</p> <p>RELY ON NPPF</p>
134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.	No specific mention in CS		RELY ON NPPF
135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in	CS Para 7.5.4 – ensure protection of historic sites and buildings for		CONSISTENT

determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.	future generations CS12 Environmental Assets – protect sites of historical value unless need/public benefits outweigh loss (5 th CS Para)		
136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.	CS Para 7.5.4 – ensure protection of historic sites and buildings for future generations CS12 Environmental Assets – protect sites of historical value unless need/public benefits outweigh loss (5 th CS Para)		CONSISTENT
137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.	CS Para 7.5.4 – ensure protection and enhancement of historic sites and buildings for future generations CS12 Environmental Assets – protect and enhance sites of historical value unless need/public benefits outweigh loss (5 th CS Para)		CONSISTENT
138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under CS Paragraph 133 or less than substantial harm under CS Paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.	No specific mention in these terms, but CS Para 7.5.4 – ensure protection and enhancement of historic sites and buildings for future generations and: CS12 Environmental Assets – protect and enhance sites of historical value unless need/public benefits outweigh loss (5 th CS Para)		BROADLY CONSISTENT
139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.	CS Para 7.5.4 – ensure protection and enhancement of historic sites and buildings for future generations CS12 Environmental Assets – protect and enhance sites of historical value unless need/public benefits outweigh loss (5 th CS Para)		CONSISTENT

<p>140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the dis-benefits of departing from those policies.</p>	<p>CS12 Environmental Assets – protect and enhance sites of historical value unless need/public benefits outweigh loss (5th CS Para)</p>		<p>CONSISTENT</p>
<p>141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</p>	<p>No specific mentions in CS document, but background studies for the plan were published. Assessments as part of planning applications are available.</p>		<p>CONSISTENT</p>

<p>Facilitating the sustainable use of minerals</p>			
<p>142. Minerals are essential to support sustainable economic growth and our quality of life. It is therefore important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation.</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p> <p>Although the presence of safeguarded minerals in the areas considered for allocation is noted as a 'constraint'. The adopted Norfolk Minerals and Waste Core Strategy does contain a policy on safeguarding.</p>		<p>NOT APPLICABLE</p>
<p>143. In preparing Local Plans, local planning authorities should:</p> <p>..identify and include policies for extraction of mineral resource of local and national importance in their area, but should not identify new sites or extensions to existing sites for peat extraction;</p> <p>..so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously;</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p>

<p>..define Minerals Safeguarding Areas and adopt appropriate policies in order that known locations of specific minerals resources of local and national importance are not needlessly sterilised by non-mineral development, whilst not creating presumption that resources defined will be worked; and define Minerals Consultation Areas based on these Minerals Safeguarding Areas;</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p>	<p>NOT APPLICABLE</p>
<p>..safeguard:</p> <p>—existing, planned and potential rail heads, rail links to quarries, wharfage and associated storage, handling and processing facilities for the bulk transport by rail, sea or inland waterways of minerals, including recycled, secondary and marine-dredged materials; and</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p>	<p>NOT APPLICABLE</p>
<p>—existing, planned and potential sites for concrete batching, the manufacture of coated materials, other concrete products and the handling, processing and distribution of substitute, recycled and secondary aggregate material.</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p>	<p>NOT APPLICABLE</p>
<p>..set out policies to encourage the prior extraction of minerals, where practicable and environmentally feasible, if it is necessary for non-mineral development to take place;</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p>	<p>NOT APPLICABLE</p>
<p>..set out environmental criteria, in line with the policies in this Framework, against which planning applications will be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip- and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality;</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p>	<p>NOT APPLICABLE</p>
<p>..when developing noise limits, recognise that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate minerals extraction; and</p>	<p>Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.</p>	<p>NOT APPLICABLE</p>

<p>..put in place policies to ensure worked land is reclaimed at the earliest opportunity, taking account of aviation safety, and that high quality restoration and aftercare of mineral sites takes place, including for agriculture (safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources), geodiversity, biodiversity, native woodland, the historic environment and recreation.</p>	<p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>144. When determining planning applications, local planning authorities should:</p> <p>..give great weight to the benefits of the mineral extraction, including to the economy;</p> <p>..as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage sites, Scheduled Monuments and Conservation Areas;</p> <p>..ensure, in granting planning permission for mineral development, that there are no unacceptable adverse impacts on the natural and historic environment, human health or aviation safety, and take into account the cumulative effect of multiple impacts from individual sites and/or from a number of sites in a locality;</p> <p>..ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties;</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document. However the BC does have responsibilities under environmental health legislation.</p>		<p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT DIRECTLY APPLICABLE</p>

<p>..not grant planning permission for peat extraction from new or extended sites;</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>..provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions, where necessary. Bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances;</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>..not normally permit other development proposals in mineral safeguarding areas where they might constrain potential future use for these purposes;</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>..consider how to meet any demand for small-scale extraction of building stone at, or close to, relic quarries needed for the repair of heritage assets, taking account of the need to protect designated sites; and</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>..recognise the small-scale nature and impact of building and roofing stone quarries, and the need for a flexible approach to the potentially long duration of planning permissions reflecting the intermittent or low rate of working at many sites.</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>145. Minerals planning authorities should plan for a steady and adequate supply of aggregates by:</p>	<p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>..preparing an annual Local Aggregate Assessment, either individually or jointly by agreement with another or other mineral planning authorities, based on a rolling average of 10 years sales data and other relevant local information, and an assessment of all supply options (including marine dredged, secondary and recycled sources);</p>	<p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>..participating in the operation of an Aggregate Working Party and taking the advice of that Party into account when preparing their Local Aggregate Assessment;</p>	<p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS</p>		<p>NOT APPLICABLE</p>

<p>..making provision for the land-won and other elements of their Local Aggregate Assessment in their mineral plans taking account of the advice of the Aggregate Working Parties and the National Aggregate Co-ordinating Group as appropriate. Such provision should take the form of specific sites, preferred areas and/or areas of search and locational criteria as appropriate;</p> <p>..taking account of published National and Sub National Guidelines on future provision which should be used as a guideline when planning for the future demand for and supply of aggregates;</p> <p>..using landbanks of aggregate minerals reserves principally as an indicator of the security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans;</p> <p>..making provision for the maintenance of landbanks of at least 7 years for sand and gravel and at least 10 years for crushed rock, whilst ensuring that the capacity of operations to supply a wide range of materials is not compromised. Longer periods may be appropriate to take account of the need to supply a range of types of aggregates, locations of permitted reserves relative to markets, and productive capacity of permitted sites;</p> <p>..ensuring that large landbanks bound up in very few sites do not stifle competition; and</p> <p>..calculating and maintaining seCS Parate landbanks for any aggregate materials of a specific type or quality which have a distinct and seCS Parate market.</p>	<p>document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p>
<p>146. Minerals planning authorities should plan for a steady and adequate supply of industrial minerals by:</p>	<p>Responsibility of Norfolk minerals and waste documents therefore no mention required in</p>		<p>NOT APPLICABLE</p>

<p>..co-operating with neighbouring and more distant authorities to co-ordinate the planning of industrial minerals to ensure adequate provision is made to support their likely use in industrial and manufacturing processes;</p> <p>..encouraging safeguarding or stockpiling so that important minerals remain available for use;</p> <p>..providing a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant and the maintenance and improvement of existing plant and equipment, as follows:</p> <p>—at least 10 years for individual silica sand sites; —at least 15 years for cement primary (chalk and limestone) and secondary (clay and shale) materials to maintain an existing plant, and for silica sand sites where significant new capital is required; and —at least 25 years for brick clay, and for cement primary and secondary materials to support a new kiln.</p> <p>..taking account of the need for provision of brick clay from a number of different sources to enable appropriate blends to be made.</p>	<p>Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p>
<p>147. Minerals planning authorities should also:</p> <p>..when planning for on-shore oil and gas development, including unconventional hydrocarbons, clearly distinguish between the three phases of development (exploration, appraisal and production) and address constraints on production and processing within areas that are licensed for oil and gas exploration or production;</p> <p>..encourage underground gas and carbon storage and associated infrastructure if local geological circumstances indicate its feasibility;</p>	<p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in</p>		<p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p>

<p>..indicate any areas where coal extraction and the disposal of colliery spoil may be acceptable;</p> <p>..encourage capture and use of methane from coal mines in active and abandoned coalfield areas; and</p> <p>..provide for coal producers to extract separately, and if necessary stockpile, fireclay so that it remains available for use.</p>	<p>Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p> <p>Responsibility of Norfolk minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p> <p>NOT APPLICABLE</p>
<p>148. When determining planning applications, minerals planning authorities should ensure that the integrity and safety of underground storage facilities are appropriate, taking into account the maintenance of gas pressure, prevention of leakage of gas and the avoidance of pollution.</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>149. Permission should not be given for the extraction of coal unless the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or if not, it provides national, local or community benefits which clearly outweigh the likely impacts to justify the grant of planning permission.</p>	<p>Responsibility of Norfolk County Council utilising the minerals and waste documents therefore no mention required in Borough Council CS document.</p>		<p>NOT APPLICABLE</p>
<p>Plan Making: Local plans</p>			
<p>150. Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.</p>	<p>STATEMENT</p>		<p>STATEMENT</p>
<p>151. Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development.</p>	<p>See policies CS01 and CS08 and CS sustainability issues (section 3.2 CS and Vision and Objectives 4.2 and 4.3) CS does not include the exact presumption in favour of sustainable development as discussed in NPPF paras 14 and 15 above.</p>	<p>(See paras 14 and 15 above). Policy DM1 - Presumption in Favour of Sustainable Development added to Sites Plan</p>	<p>CONSISTENT</p>
<p>152. Local planning authorities should</p>	<p>CS08 Sustainable</p>		<p>CONSISTENT</p>

<p>seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.</p>	<p>Development - first and 3rd sections</p> <p>CS12 Environmental Assets – 1st bullet - avoid, mitigate or compensate for adverse impacts (6th para)</p>		
<p>153. Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances. Any additional development plan documents should only be used where clearly justified. Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.</p>	<p>STATEMENT</p>		<p>STATEMENT</p>
<p>154. Local Plans should be aspirational but realistic. They should address the spatial implications of economic, social and environmental change. Local Plans should set out the opportunities for development and clear policies on what will or will not be permitted and where. Only policies that provide a clear indication of how a decision maker should react to a development proposal should be included in the plan.</p>	<p>Section 4 of CS and vision and objectives are translated into specific policies in remainder of the CS document.</p>		<p>CONSISTENT</p>
<p>155. Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.</p>	<p>Statement of community involvement and specific mechanisms used for Core Strategy and ongoing document preparation is the evidence this has been done.</p>	<p>Consultation Statement produced for the Site Specific Allocations and Development Management Policies Plan gives details.</p>	<p>CONSISTENT</p>
<p>156. Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:</p> <p>..the homes and jobs needed in the area;</p> <p>..the provision of retail, leisure and other commercial development;</p> <p>..the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater,</p>	<p>Done in CS (not called Local plan)</p> <p>CS09 Housing CS10 The Economy CS10 The Economy</p> <p>CS08 Sustainable Development</p>	<p>STATEMENT</p>	<p>STATEMENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p> <p>CONSISTENT</p>

Improvement Areas where they have been identified.	No mention in CS of Nature Improvement Areas		
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Using a proportionate evidence base			
158. Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area.	Section 3 Portrait of West Norfolk		CONSISTENT
Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.	CS09 Housing Distribution CS10 The Economy		CONSISTENT

Housing			
159. Local planning authorities should have a clear understanding of housing needs in their area. They should:	Section 7.2 / CS09 Housing Distribution	SHMA update produced in 2013 and 2015 as part of the SADMP.	CONSISTENT
..prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:	CS Para 7.2.2 - Strategic Housing Market Assessment produced in 2007 and updated in 2009 with North Norfolk and Breckland councils CS Para 7.2.4 – scale, mix and range of tenures identified		CONSISTENT
—meets household and population projections, taking account of migration and demographic change;	At the time of preparing the CS there was a need for express conformity of the CS with the East of England Plan. Reference to background research as part of that document. However with the abolition of the Regional Strategies through the Localism Act this gave a more individual approach and a ‘duty to co-operate’. Additional BC research has now been undertaken through e.g. SHMA and SHLAA, to better understand and deal with ‘objectively assessed need’.		CONSISTENT
—addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to,	Section 7.2 / CS09 Housing Distribution – especially CS Paras 7.2.3 to 7.2.5		CONSISTENT

<p>families with children, older people, people with disabilities, service families and people wishing to build their own homes); and</p> <p>—caters for housing demand and the scale of housing supply necessary to meet this demand;</p>	<p>CS Para 7.2.4 – housing demand. Additional BC research through e.g. SHMA and SHLAA.</p> <p>Nothing in CS about scale being necessary to meet demand</p>		<p>CONSISTENT</p>
<p>..prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.</p>	<p>CS Para 7.2.7 – SHLAA produced in May 2008, and subsequently updated 2010.</p>	<p>New style Housing and Economic Land Availability Assessment (HELAA) produced as background document to the Sites Plan</p>	<p>CONSISTENT</p>

Business			
<p>160. Local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area. To achieve this, they should:</p> <p>..work together with county and neighbouring authorities and with Local Enterprise Partnerships to prepare and maintain a robust evidence base to understand both existing business needs and likely changes in the market; and</p>	<p>CS Section 7.3 / CS10 The Economy</p> <p>CS Section 3 Portrait of West Norfolk</p> <p>CS Section 7.3 / CS10 The Economy</p> <p>CS Para 7.3.15 - King's Lynn and West Norfolk Employment Land Study forecasted changes</p>	<p>Wider Borough Council corporate approach. Taken into account in SEPs etc.</p>	<p>CONSISTENT</p> <p>CONSISTENT</p>
<p>..work closely with the business community to understand their changing needs and identify and address barriers to investment, including a lack of housing, infrastructure or viability.</p>	<p>CS Para 7.3.14 – outlines what will be done (rather than identifying barriers)</p> <p>CS Para 7.3.19 – Employment Land Study undertaken which found there is a need to address specific issues</p> <p>CS10 Economy – infrastructure needs improving in some areas to facilitate planned growth (5th para)</p> <p>West Norfolk is a member of x2 LEP areas and actively engages in</p>		<p>CONSISTENT</p>

	both. The SCI seeks involvement with businesses. There is regular discussion with neighbouring authorities.		
161. Local planning authorities should use this evidence base to assess:			
..the needs for land or floorspace for economic development, including both the quantitative and qualitative needs for all foreseeable types of economic activity over the plan period, including for retail and leisure development;	Background CS studies for employment; leisure; and retail. CS Paras 7.3.15 – 7.3.20 (Employment Land Requirements section) – mention in CS of retail in CS Para 7.3.17		CONSISTENT
..the existing and future supply of land available for economic development and its sufficiency and suitability to meet the identified needs. Reviews of land available for economic development should be undertaken at the same time as, or combined with, Strategic Housing Land Availability Assessments and should include a reappraisal of the suitability of previously allocated land;	CS Para 7.3.22 – supply of employment land CS and land availability investigated with the SHLAA including PDL	Done now as HELAA.	CONSISTENT
..the role and function of town centres and the relationship between them, including any trends in the performance of centres;	CS01 Spatial Strategy – role and function of main town centres in borough Specific mention in Town Centres Study of trends/relationships for CS. Updated by recent studies supporting applications.	Sites Plan policies deal with these issues for specific towns in sections E and F of the Plan (King's Lynn Downham Market and Hunstanton)	CONSISTENT
..the capacity of existing centres to accommodate new town centre development;	CS01 Spatial Strategy – King's Lynn, Downham Market and Hunstanton sections		CONSISTENT
..locations of deprivation which may benefit from planned remedial action; And	CS Para 7.6.3 – identified pockets of deprivation within the borough and funding to reduce this		CONSISTENT
..the needs of the food production industry and any barriers to investment that planning can resolve.	Component of employment studies		CONSISTENT

Infrastructure			
162. Local planning authorities should work with other authorities and providers to:	CS Para 8.1.5 and 8.1.6 – provision and liaison with providers. Policy CS14 on infrastructure provision		CONSISTENT
..assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and	Infrastructure Study 2011 to support CS at Examination and now being updated also as part of CIL background work. Producing a strategic infrastructure study with NCC which includes other authorities.		CONSISTENT
..take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.	CS Paras 7.2.20 and 7.2.21 – strategic infrastructure for housing needs NCC study includes nationally significant infrastructure		CONSISTENT
Minerals			
163. Minerals planning authorities should work with other relevant organisations to use the best available information to:	Responsibility of Norfolk minerals and waste document therefore no mention required in Borough Council CS document.		NOT APPLICABLE
..develop and maintain an understanding of the extent and location of mineral resource in their areas; and			
..assess the projected demand for their use, taking full account of opportunities to use materials from secondary and other sources which could provide suitable alternatives to primary materials.			
Defence, national security, counter-terrorism and resilience			
164. Local planning authorities should:			
...work with the Ministry of Defence's Strategic Planning Team to ensure that they have and take into account the most up-to-date information about defence and security needs in their area; and	MOD as consultee. No specific requirements outlined. Ongoing liaison and discussions with RAF Marham, Feltwell, and Lakenheath.		CONSISTENT
...work with local advisors and others to ensure that they have and take into account of the most up-to-date information about higher risk sites in their area for malicious threats and natural hazards, including steps that can be taken to reduce vulnerability and increase	CS08 Sustainable Development – Flood Risk section (Strategic Flood Risk Assessment mentioned in CS) - work with EA to ensure coastal flooding and		CONSISTENT

resilience.	climate change issues (a particular issue in the Borough) are taken into account. In addition strategic pipelines are noted.		
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Environment			
165. Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing, for example, from River Basin Management Plans. Working with Local Nature Partnerships where appropriate, this should include an assessment of existing and potential components of ecological networks. A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.	CS Section 7.5 / CS12 Environmental Assets Sustainability Appraisal has been an integral part of the preparation of the CS and SSAP plan documents		CONSISTENT
166. Local Plans may require a variety of other environmental assessments, including under the Habitats Regulations where there is a likely significant effect on a European wildlife site (which may not necessarily be within the same local authority area), Strategic Flood Risk Assessment and assessments of the physical constraints on land use. Wherever possible, assessments should share the same evidence base and be conducted over similar timescales, but local authorities should take care to ensure that the purposes and statutory requirements of different assessment processes are respected.	CS07 Development in Coastal Areas – specifically required to meet requirements of Habitats Regulations for development on coastal sites (3 rd bullet) CS Para 7.5.7 and 7.5.11 – Habitats Regulations Assessments need to be carried out on significant sites (of European importance) CS 08 Sustainable Development – Strategic Flood Risk Assessment carried out (flood risk and climate change section) No mention of physical constraints of land use	Both the CS and SADMP have been subject to HRA work and outputs incorporated into plans / draft plans.	CONSISTENT
167. Assessments should be proportionate, and should not repeat policy assessment that has already been undertaken. Wherever possible the local planning authority should consider how the preparation of any assessment will contribute to the plan's evidence base. The process should be started early in the plan-making process and key	Undertaken as required bearing in mind that the Regional Plan covered issues also.		CONSISTENT

stakeholders should be consulted in identifying the issues that the assessment must cover.			
168. Shoreline Management Plans should inform the evidence base for planning in coastal areas. The prediction of future impacts should include the longer term nature and inherent uncertainty of coastal processes (including coastal landslip), and take account of climate change.	CS08 Sustainable Development – shoreline management plans will highlight future needs and changes, and be material considerations in planning applications (Flood Risk and Climate Change Section)	DM21 - Sites in Areas of Flood Risk DM18 - Coastal Flood Risk Hazard Zone (Hunstanton to Dersingham) +Appendix 3 and 4 of Sites Plan which give the methodologies	CONSISTENT

Historic environment			
169. Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.	CS Para 7.5.1 – list including historic and designated sites. Historic landscape characterisation work undertaken to support Core Strategy Examination. Use of un / protected heritage sites historic environment records utilised and Norfolk Landscape Archaeology / EH consulted.		CONSISTENT
170. Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity.	CS Para 7.5.22 and policy CS12 – landscape character assessment produced in 2007 and part of policy actions.	Individual references in Sites Plan as appropriate.	CONSISTENT

Health and well-being			
171. Local planning authorities should work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being.	CS sustainability issues p9 (bullets 1,2 and 3) CS Visions and objectives / CS Para 7.6.4 – health status of borough and some needs / CS13 Community & Culture – working with NHS Norfolk (section ii) / and Infrastructure Study		CONSISTENT

Public safety from major accidents			
172. Planning policies should be based on up-to-date information on the location of major hazards and on the mitigation of the consequences of major accidents.	CS08 Sustainable Development (flood risk and climate change section) –more detail in Strategic Flood Risk		CONSISTENT

	<p>Assessment and Tidal Hazard mapping and the Shoreline Management Plan.</p> <p>Borough has an Emergency Planning function which inputs to plan making process.</p> <p>Flooding is a particular hazard in the Borough.</p>		
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Ensuring viability and deliverability			
<p>173. Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.</p>	<p>CS policy CS14 deals with infrastructure provision through contributions.</p> <p>Policy CS09 addresses affordable housing contributions and was supported by its own viability assessment.</p> <p>Both policies have notes about achieving development and potential nil contributions.</p>	<p>Sites Plan supported by Local Plan Viability Assessment.</p>	<p>CONSISTENT</p>
<p>174. Local planning authorities should set out their policy on local standards in the Local Plan, including requirements for affordable housing.</p>	<p>CS Para 7.2.5 – targets for affordable housing, and policy CS09.</p> <p>No specific policy in CS on local standards. CS policy CS14 mentions the need for a developer contributions SPG document. This would incorporate relevant standards, however CIL is being progressed which may supercede this.</p>	<p>DM8 - Delivering Affordable Housing on Phased Development as a refinement of provisions in CS09. In addition policies DM16 – open space, and DM17 – parking are outlining standards, clearly as part of the Local Plan process.</p>	<p>CONSISTENT</p>

<p>They should assess the likely cumulative impacts on development in their area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards. In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.</p> <p>In order to be appropriate, the cumulative impact of these standards and policies should not put implementation of the plan at serious risk, and should facilitate development throughout the economic cycle. Evidence supporting the assessment should be proportionate, using only appropriate available evidence.</p>	<p>As above</p>	<p>As supporting work on CIL there is a Viability Assessment which considers the broad costs of development including costs attributable to local 'standards' or requirements. This assessment shows the effect of the costs on potential viability of a range of sites across the Borough.</p>	<p>BROADLY CONSISTENT</p> <p>BROADLY CONSISTENT</p>
<p>175. Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan. The Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place.</p>	<p>No specific mention in CS of CIL, but S106 'successor mechanisms' are referred to as CIL legislation was unfinished at time of CS Publication. CS adopted in 2011. Early stage work on CIL is underway (Preliminary Draft Charging Schedule published Jan 2015).</p>		<p>CONSISTENT</p>
<p>176. Where safeguards are necessary to make a particular development acceptable in planning terms (such as environmental mitigation or compensation), the development should not be approved if the measures required cannot be secured through appropriate conditions or agreements. The need for such safeguards should be clearly justified through discussions with the applicant, and the options for keeping such costs to a minimum fully explored, so that development is not inhibited unnecessarily.</p>	<p>This is our normal practice. Specific references at CS12 Environmental Assets – development should mitigate or compensate for adverse impacts from development (6th para) - may be necessary to protect certain environments through conditions/obligations of the development (8th para)</p> <p>No mention in CS of need for these</p>		<p>BROADLY CONSISTENT</p>
<p>177. It is equally important to ensure that there is a reasonable prospect that planned infrastructure is deliverable in a</p>	<p>Appendix 3 of the CS contains the Delivery Framework for the CS</p>		<p>CONSISTENT</p>

<p>timely fashion. To facilitate this, it is important that local planning authorities understand district-wide development costs at the time Local Plans are drawn up. For this reason, infrastructure and development policies should be planned at the same time, in the Local Plan. Any affordable housing or local standards requirements that may be applied to development should be assessed at the plan-making stage, where possible, and kept under review.</p>	<p>proposals. This is supplemented by the Infrastructure Study 2011, and further planned work to update this document.</p>		
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<p>Planning strategically across local boundaries</p>			
<p>178. Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities set out in paragraph 156. The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.</p>	<p>CS Para 2.0.4 – committed to involving local communities, stakeholders and interested parties</p> <p>CS Para 2.0.27 – cross boundary issues shared with adjacent local authorities</p> <p>SCI details the broad consultation framework for the Borough</p> <p>Specific ‘duty to cooperate’ requirements are being pursued on current development plan work. They include liaison on cross border sites; strategic infrastructure; habitat regulation and SPA issues.</p>	<p>Statement on the way in which the BC has approached the ‘duty to cooperate’ is a Submission document for the Sites Plan.</p> <p>Specific joint working with Fenland DC acknowledged through the Sites Plan at section F3.</p>	<p>CONSISTENT</p>
<p>179. Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly coordinated and clearly reflected in individual Local Plans. Joint working should enable local planning authorities to work together to meet development requirements which cannot wholly be met within their own areas – for instance, because of a lack of physical capacity or because to do so would cause significant harm to the principles and policies of this Framework. As part of this process, they should consider producing joint planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans.</p>	<p>Joint work on Wisbech area related policies is discussed in the CS (CS09) in terms of planning across boundaries for new development. Being continued as part of SSAP and the Fenland CS.</p>	<p>As above.</p>	<p>CONSISTENT</p>
<p>180. Local planning authorities should take account of different geographic areas, including travel-to-work areas. In</p>	<p>SHMA; Gypsy and Traveller assessments; strategic infrastructure</p>		<p>CONSISTENT</p>

<p>two tier areas, county and district authorities should cooperate with each other on relevant issues. Local planning authorities should work collaboratively on strategic planning priorities to enable delivery of sustainable development in consultation with Local Enterprise Partnerships and Local Nature Partnerships. Local planning authorities should also work collaboratively with private sector bodies, utility and infrastructure providers.</p>	<p>and transport; education requirements have all required close working with other districts and counties. Strategic infrastructure work involves utilities companies.</p>		
<p>181. Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination. This could be by way of plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position. Cooperation should be a continuous process of engagement from initial thinking through to implementation, resulting in a final position where plans are in place to provide the land and infrastructure necessary to support current and projected future levels of development.</p>	<p>STATEMENT Duty to cooperate as above.</p>	<p>As above, noting the specific statement prepared.</p>	<p>CONSISTENT</p>

<p>Examining Local Plans</p>			
<p>182. The Local Plan will be examined by an independent inspector whose role is to assess whether the plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. A local planning authority should submit a plan for examination which it considers is "sound" – namely that it is:</p> <p>..Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;</p> <p>..Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;</p> <p>..Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary</p>	<p>STATEMENT CS Para 2.0.6 – document submitted for examination as to its "soundness".</p>	<p>Expectation that Sites Plan will proceed to Examination in due course and be considered against these requirements.</p>	<p>STATEMENT</p>

strategic priorities; and			
..Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.			

Neighbourhood plans			
<p>183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:</p> <p>..set planning policies through neighbourhood plans to determine decisions on planning applications; and</p> <p>..grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.</p>	<p>STATEMENT.</p> <p>No specific mention in CS of neighbourhood planning as it pre dates the Localism Act. As neighbourhood plans are prepared on a voluntary basis by relevant organisations the role of the LPA is essentially supportive and to undertake specified functions as required in legislation. The Borough Council has adopted a positive relationship with those communities wishing to undertake NPs.</p>	<p>Specific referencing to neighbourhood plans in relevant sections of Sites Plan, notably for West Winch / North Runcton and South Wootton.</p>	<p>CONSISTENT SO FAR AS THE ANTICIPATED ROLE FOR LPAs</p>
<p>184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan.</p> <p>To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.</p>	<p>STATEMENT.</p> <p>No specific mention in CS of neighbourhood planning as it pre dates the Localism Act. As neighbourhood plans are prepared on a voluntary basis by relevant organisations the role of the LPA is essentially supportive and to undertake specified functions as required in legislation. The Borough Council has adopted a positive relationship with those communities wishing to undertake NPs.</p>		<p>CONSISTENT SO FAR AS THE ANTICIPATED ROLE FOR LPAs</p>
185. Outside these strategic elements,	STATEMENT.		CONSISTENT SO

<p>neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.</p> <p>Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.</p>	<p>No specific mention in CS of neighbourhood planning as it pre dates the Localism Act. As neighbourhood plans are prepared on a voluntary basis by relevant organisations the role of the LPA is essentially supportive and to undertake specified functions as required in legislation.</p> <p>The Borough Council has adopted a positive relationship with those communities wishing to undertake NPs.</p>	<p>Liaison has taken place to avoid duplication and coordinate stages in Sites Plan where possible.</p> <p>Six NPs currently in preparation across the Borough.</p>	<p>FAR AS THE ANTICIPATED ROLE FOR LPAs</p> <p>BROADLY CONSISTENT</p>
Decision-taking			
<p>186. Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development. The relationship between decision-taking and plan-making should be seamless, translating plans into high quality development on the ground.</p>	<p>Decision notices <u>will be</u> reflecting requirement to be proactive / positive.</p>		<p>BROADLY CONSISTENT</p>
<p>187. Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.</p>	<p>Decision notices <u>will be</u> reflecting requirement to be proactive / positive.</p>		<p>BROADLY CONSISTENT</p>
Pre-application engagement and front loading			
<p>188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.</p>	<p>Service is offered to potential applicants</p>		<p>CONSISTENT</p>
<p>189. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning</p>	<p>Service is offered to potential applicants</p>		<p>CONSISTENT</p>

<p>application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.</p>			
<p>190. The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, proactive approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.</p>	STATEMENT		NO ACTION REQUIRED
<p>191. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.</p>	STATEMENT - consultees are part of our existing pre-app process We offer a service which includes consultees.		BROADLY CONSISTENT
<p>192. The right information is crucial to good decision-taking, particularly where formal assessments are required (such as Environmental Impact Assessment, Habitats Regulations Assessment and Flood Risk Assessment). To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.</p>	STATEMENT This does however depend on whether the service is taken up. If information lacking at pre-app stage we would make applicant aware so could be rectified when formal application made		CONSISTENT
<p>193. Local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question.</p>	This is done.		CONSISTENT
<p>194. Local planning authorities should consult the appropriate bodies when planning, or determining applications, for development around major hazards.</p>	Matter of practice at the Borough Council		CONSISTENT
<p>195. Applicants and local planning authorities should consider the potential</p>	We would react positively if asked, and		CONSISTENT

of entering into planning performance agreements, where this might achieve a faster and more effective application process.	have done in practice.		
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Determining applications			
196. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. This Framework is a material consideration in planning decisions.	STATEMENT		CONSISTENT
197. In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.	STATEMENT See response to paragraph 14 above. Considered that an additional policy is required to be added to our plans.	Policy DM 1 added to SADMP document.	CONSISTENT
198. Where a Neighbourhood Development Order has been made, a planning application is not required for development that is within the terms of the order. Where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted.	STATEMENT Not applicable within the Borough currently. It is a matter of legislation.		NO ACTION REQUIRED

Tailoring planning controls to local circumstances			
199. Local planning authorities should consider using Local Development Orders to relax planning controls for particular areas or categories of development, where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area, such as boosting enterprise.	STATEMENT There is a question of the relative effort required to effect an LDO, versus the positive policy framework elsewhere in the Core Strategy if applications come forward.		BROADLY CONSISTENT
200. The use of Article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities). Similarly, planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so.	Covered by law		STATEMENT
201. Communities can use Neighbourhood Development Orders and Community Right to Build Orders to grant planning permission. Where such an order is in place, no further planning permission is required for development which falls within its scope.	Neighbourhood Development Orders or Community Right to Build Orders can be devised by mainly parish councils; there are none in West Norfolk at the		STATEMENT

	moment.		
202. Neighbourhood Development Orders and Community Right to Build Orders require the support of the local community through a referendum. Therefore, local planning authorities should take a proactive and positive approach to proposals, working collaboratively with community organisations to resolve any issues before draft orders are submitted for examination. Policies in this Framework that relate to decision-taking should be read as applying to the consideration of proposed Neighbourhood Development Orders, wherever this is appropriate given the context and relevant legislation.	As above. The Borough Council is working collaboratively on the related Neighbourhood Plans, and would do similarly if Orders etc came forward.		STATEMENT

Planning conditions and obligations			
203. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.	This is a matter of legislation. Additionally – CS Para 8.1.10 – when community infrastructure cannot be secured through planning conditions, obligations will be used. CS12 Environmental Assets – may be necessary to secure biodiversity, geodiversity and heritage needs by planning conditions or obligations (8 th para)		STATEMENT
204. Planning obligations should only be sought where they meet all of the following tests: ..necessary to make the development acceptable in planning terms; ..directly related to the development; and ..fairly and reasonably related in scale and kind to the development.	These are the legal tests required to be satisfied.		STATEMENTS
205. Where obligations are being sought or revised, local planning authorities should take account of changes in market conditions over time and, wherever appropriate, be sufficiently flexible to prevent planned development being stalled.	This is our current practice if requested to do so by applicants.		CONSISTENT
206. Planning conditions should only be imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.	These represent the legal tests for planning conditions.		STATEMENT

Enforcement			
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<p>207. Effective enforcement is important as a means of maintaining public confidence in the planning system. Enforcement action is discretionary, and local planning authorities should act proportionately in responding to suspected breaches of planning control. Local planning authorities should consider publishing a local enforcement plan to manage enforcement proactively, in a way that is appropriate to their area. This should set out how they will monitor the implementation of planning permissions, investigate alleged cases of unauthorised development and take action where it is appropriate to do so.</p>	<p>The Borough Council has a Corporate Enforcement concordat.</p> <p>A monitoring regime is in place within the Planning Department.</p>		<p>CONSISTENT</p>
<p>ANNEX 1 Implementation</p>			
<p>208. The policies in this Framework apply from the day of publication.</p>			<p>STATEMENT</p>
<p>209. The National Planning Policy Framework aims to strengthen local decision making and reinforce the importance of up-to date plans.</p>			<p>STATEMENT</p>
<p>210. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.</p>			<p>STATEMENT</p>
<p>211. For the purposes of decision-taking, the policies in the Local Plan (and the London Plan) should not be considered out of date simply because they were adopted prior to the publication of this Framework.</p>			<p>STATEMENT</p>
<p>212. However, the policies contained in this Framework are material considerations which local planning authorities should take into account from the day of its publication. The Framework must also be taken into account in the preparation of plans.</p>			<p>STATEMENT</p>
<p>213. Plans may, therefore, need to be revised to take into account the policies in this Framework. This should be progressed as quickly as possible, either through a partial review or by preparing a new plan.</p>		<p>Sites Plan in preparation and therefore the Borough Council has been able to incorporate revisions as needed into that document.</p>	<p>CONSISTENT</p>
<p>214. For 12 months from the day of publication, decision-takers may continue to give full weight to relevant</p>	<p>CS adopted 28 July 2011</p>		<p>STATEMENT</p>

<p>policies adopted since 2004 even if there is a limited degree of conflict with this Framework.</p>			
<p>215. In other cases and following this 12-month period, due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).</p>	<p>Core Strategy is considered to be BROADLY CONSISTENT</p> <p>As at April 2015 we are now past the initial 12 months period referred to in para 214 and the degree of consistency with the Framework is the key consideration. As can be seen from the above assessment the Borough Council considers that the Core Strategy together with the Site Allocations and Development Management Policies Pre-Submission Document are broadly consistent with the Framework.</p>		<p>STATEMENT</p>
<p>216. From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> ●the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given); ●the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and ●the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given). 		<p>The Sites Plan is at an advanced stage, is considered to be BROADLY CONSISTENT with the Framework.</p>	<p>STATEMENT</p>
<p>217. Advice will be available immediately and free of charge from a support service provided by the Local Government Association, the Planning Inspectorate and the Department for Communities and Local Government. This will assist local planning authorities</p>			<p>STATEMENT</p>

<p>in considering the need to update their Local Plan and taking forward efficient and effective reviews.</p>			
<p>218. Where it would be appropriate and assist the process of preparing or amending Local Plans, regional strategy policies can be reflected in Local Plans by undertaking a partial review focusing on the specific issues involved. Local planning authorities may also continue to draw on evidence that informed the preparation of regional strategies to support Local Plan policies, supplemented as needed by up to date, robust local evidence.</p>			<p>STATEMENT</p>
<p>219. This Framework has been drafted to reflect the law following the implementation of the Localism Act 2011, so, where appropriate, policies will apply only when the relevant legislation is in force.</p>			<p>STATEMENT</p>

APPENDIX 1

Policies included in Site Allocations and Development Management Policies Pre-Submission version to ensure consistency with the Framework

NPPF paragraph reference	SADMP policy reference
14	DM 1
15	DM 1
39	DM 17
55	DM 3 / 5 / 6
74	DM 22
97	DM 20
100	DM 18 / 21
102	DM 21
106	DM 18
125	DM 15
151	DM 1
157	LDS reviewed 4 Nov 2014
197	DM 1